



150a Lower Granton Road, Granton, Edinburgh, EH5 1EY

Bright and Spacious, Modern, Four-Bedroom, Duplex, Apartment

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



Property Description

Bright and spacious, four-bedroom, duplex apartment, set over the lower ground and ground floors of a modern, factored, waterfront development. Located in the popular Granton area, to the north of the city centre.

Comprises an entrance vestibule, a hall, a living room, a kitchen, an upper hall, four double bedrooms, a shower room and an en-suite shower room.

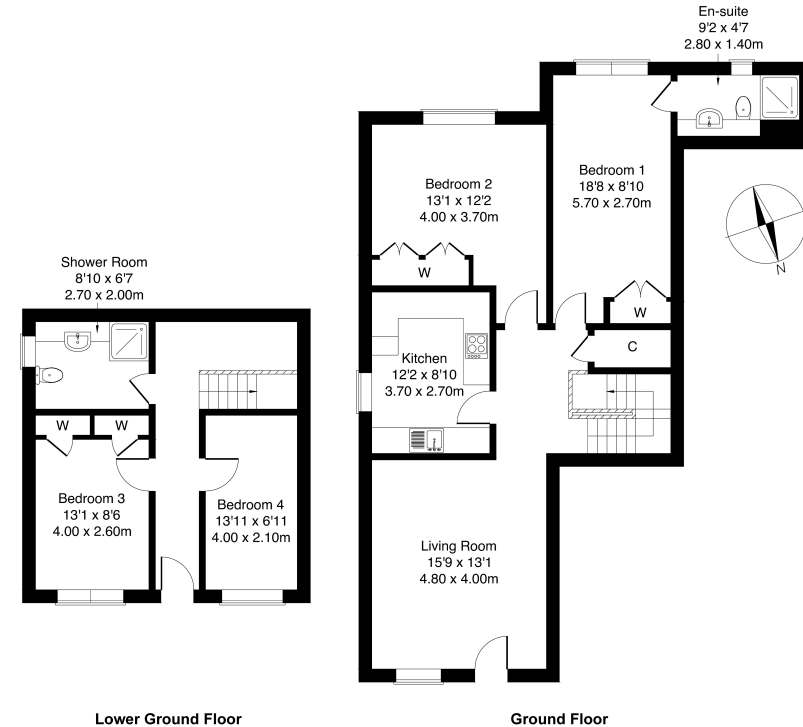
Features include gas central heating, double glazing, TV and telephone points, and good, integrated storage provision.

Further highlights include a private garage, in addition to ample on-street parking in the vicinity, and panoramic, open views across Granton Harbour.

This property offers a fabulous buy-to-let investment, with all items of furniture included in the sale.

An entrance vestibule opens into a welcoming hallway, with access to two, flexible, double bedrooms, both finished with modern, wood-effect flooring and one further benefiting from built-in wardrobe storage. A stylish, contemporary shower room completes this floor. On the upper floor, a reception room enjoys stunning sea views and offers a spacious, versatile floorplan, with plenty of room for both lounge and dining furniture. Next door, a kitchen is fitted with wood-effect units, stone-effect worktops and splashback tiling. Appliances include an integrated oven, a gas hob, a stainless-steel extractor fan, a freestanding fridge/freezer and a washing machine. Two further double bedrooms enjoy generous proportions and include integrated wardrobe storage, with the master bedroom further benefiting from a modern en-suite shower room, comprising a shower cubicle, a WC-suite set into storage, a chrome, ladder-style radiator and tiled splash walls and flooring.

mov REAL ESTATE
150A Lower Granton Road
Approximate Gross Internal Area: (1249 sq ft - 116 sq m.)



Lower Ground Floor

Ground Floor

Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Granton lies approximately three miles north of the city centre, and lies within easy reach of the fashionable Shore area and Ocean Terminal, providing facilities including a cinema, high-street shops, and a range of popular restaurants. Within a couple of miles, there are a number of supermarkets, with Craighleith Retail Park offering additional shopping facilities. There are frequent public transport links from West Granton Road and Waterfront Avenue to and from the city centre,

a direct Airlink service to the Airport. The Granton area itself is undergoing significant development, including works at the Granton Marina which will include a new hotel, spa, and residences. With several gyms and leisure centres nearby, the area also lies close to the charming waterfront path and causeway leading towards Cramond Island, an ideal route for joggers, dog walkers, and families. The area is home to the new Edinburgh College and also offers well-regarded local schooling.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

