



Estate Agents and Solicitors

## Flat 15, 3 Lochinvar Drive, Granton, Edinburgh, EH5 1GJ

Spacious & Beautifully Presented, Two Bedroom, Fifth Floor Flat.

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# Property Description

Spacious, bright and beautifully-presented, two-bedroom, fifth-floor flat, set in a modern, factored and lift-served apartment with exceptional views and a balcony, in a harbour-front development in Granton, north of the city centre.

Comprises an entrance hall, living/dining room with balcony, kitchen, master bedroom with en-suite shower room, a second double bedroom, and a bathroom.

Features include contemporary fittings and décor throughout, a kitchen with a range of integrated appliances, highly-efficient electric central heating and NorDan high performance timber double glazing. Further features include a video entry system, TV and telephone points, and ample integrated storage space. The property also benefits from stair and lift access, an allocated parking space within the secure resident's car park, communal bike storage and an internal, communal bin store.

The entrance hall has two storage cupboards, engineered hardwood flooring and the entryphone handset. With a balcony enjoying spectacular views over Granton Harbour, the bright and very spacious living/dining room features carpeted flooring, generous windows and ample space for dining furniture.

Accessed via the living room or hall, the stylish kitchen is fitted with contemporary units with solid oak worktops and a ceramic sink. Appliances include an integrated ceramic hob, electric oven, extractor hood, fridge/freezer, washing machine and dishwasher.

Set to the rear, the master bedroom features a built-in wardrobe and en-suite shower room with a mains shower, whilst bedroom two is similarly well finished, with carpeting and a built-in wardrobe.

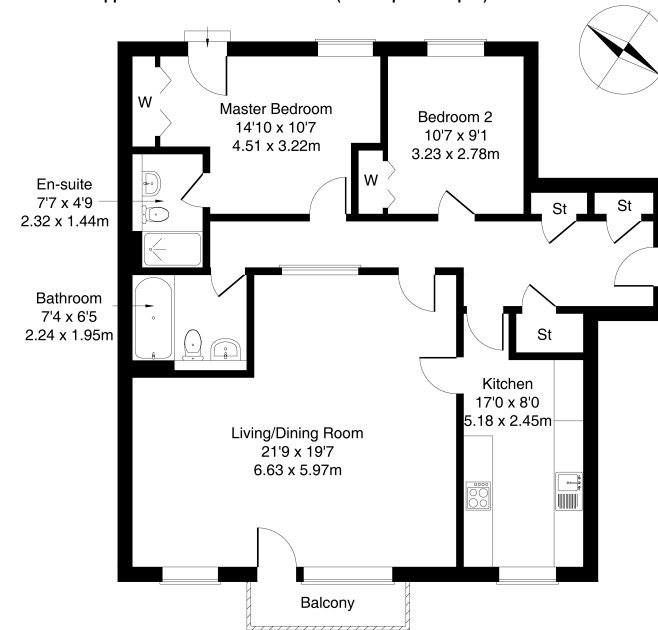
Set internally off the hall, the bathroom is fitted with a modern white three-piece suite with tiled splash walls and a ladder radiator.

An EWS1 form has been obtained and can be found at the back of the Home Report.

A 360 Virtual Tour is available online.

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**Flat 15 3 Lochinvar Drive Edinburgh EH5 1GJ**  
Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



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, with 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.





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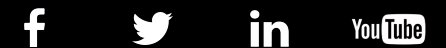
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