

Flat 16, 3 Lochinvar Drive

GRANTON, EDINBURGH, EH5 1GJ



This stunning four-bedroom, sixth-floor flat is situated in a sought-after modern development that has lovely views of Granton and Newhaven harbours



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McEwan Fraser is delighted to present this stunning four-bedroom, sixth-floor flat, to the market. The property is situated in a sought-after modern development that has lovely views of Granton and Newhaven harbours. The property has a balcony that looks out over Wardie Bay beach. Internally, the property is presented in excellent condition and accommodation includes an entrance hall, living room, dining kitchen, master bedroom with en-suite, two further double bedrooms, a single bedroom, and a shower room.

Highlights of the property include a large private balcony for the master bedroom, a Juliet balcony for the living room, and a modern fitted kitchen with integrated appliances. Further features include electric central heating, double glazing, contemporary lighting, and excellent storage provision. The development also provides a lift service, a secure video entry system, a landscaped communal courtyard, and an allocated parking space within the secure residents' car park.

THE LIVING ROOM



With ample space for outerwear and freestanding storage furniture, the bright entrance hall includes a deep store cupboard, the entry-phone handset, and contemporary wood-effect flooring. Set towards the front, the spacious living room offers a Juliet balcony, recessed spotlighting, wood-effect flooring, and views of the Forth Bridges.

THE KITCHEN



The bright and airy kitchen is accessed via the lounge, offers a spacious dining area, and includes contemporary units, wood-effect worktops with a matching upstand, an island/breakfast bar, a sink with a drainer, and a tiled surround. Integrated appliances include a fridge/freezer, dishwasher, washing machine, double oven, electric hob, and an extractor hood.





The generous master bedroom boasts a private balcony with stunning dual-aspect views of the harbour and Arthur's Seat. The spacious room also includes a large built-in wardrobe and a stylish en-suite shower room. There are two further double bedrooms, both including built-in wardrobes, and a single bedroom which may be flexibly used as an office or nursery. Completing the accommodation, the shower room is set internally off the hall and white suite and a large walk-in shower.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



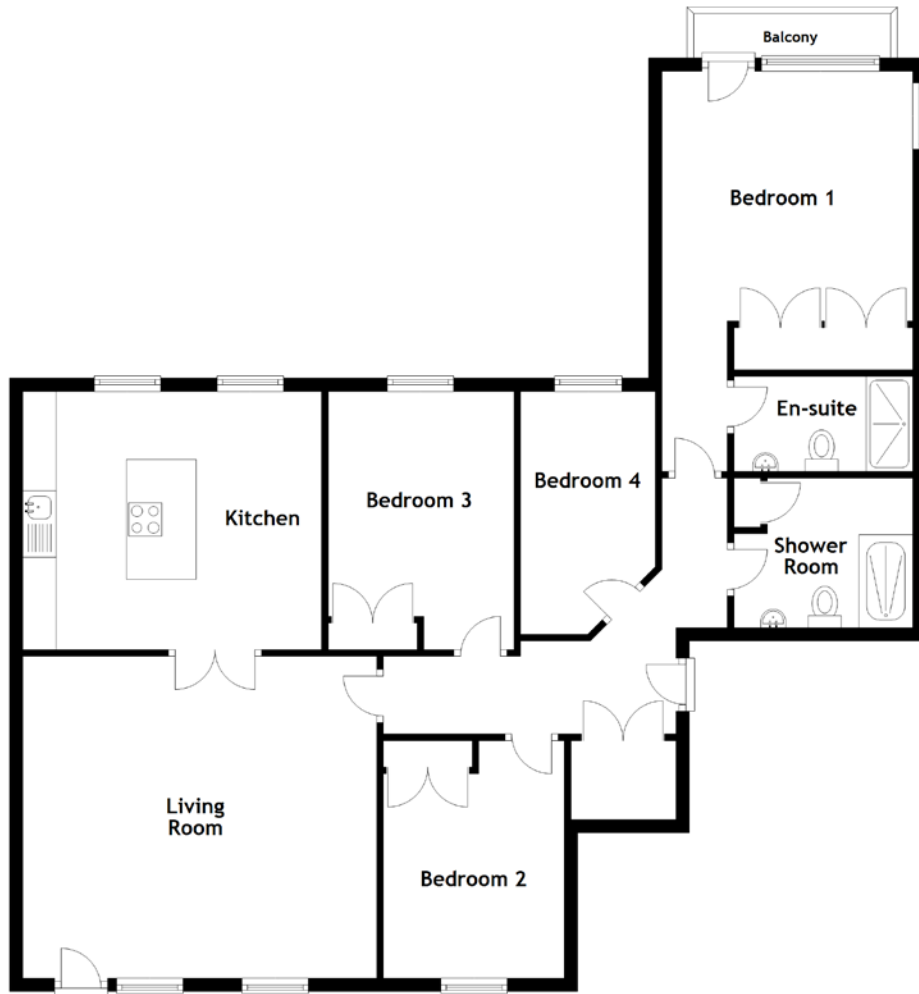
BEDROOM 4



VIEWS



FLOOR PLAN, DIMENSIONS & MAP

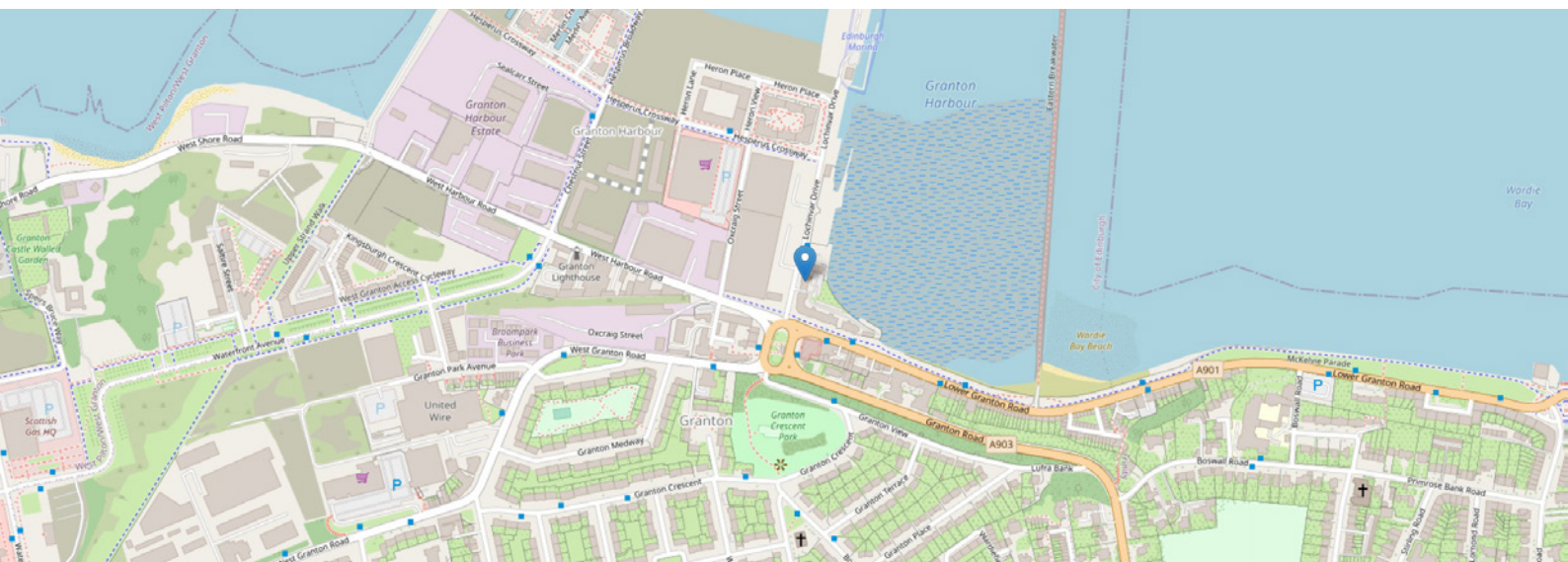


Approximate Dimensions
(Taken from the widest point)

Living Room	5.33m (17'6") x 4.85m (15'11")
Kitchen	4.50m (14'9") x 3.89m (12'9")
Bedroom 1	6.03m (19'9") x 3.78m (12'5")
En-suite	2.69m (8'10") x 1.43m (4'8")

Bedroom 2	3.58m (11'9") x 2.73m (8'11")
Bedroom 3	3.89m (12'9") x 2.80m (9'2")
Bedroom 4	3.15m (10'4") x 2.03m (6'8")
Shower Room	2.69m (8'10") x 2.27m (7'5")

Gross internal floor area (m²): 112m²
EPC Rating: B



THE LOCATION

Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years. The area, which lies under four miles north of the city centre, is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth.





Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station, a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre, which is home to an array of high-street stores, a multi-screen cinema and a selection of family restaurants. With a wide variety of leisure activities right on its doorstep, Granton has something for everyone: from tranquil strolls along the waterfront promenade towards picturesque Cramond to exhilarating sailing and water sports at the marina. Granton is within the catchment area for well-regarded state schools and is well placed for some of the finest independent schools in the country. Thanks to its northerly location, the area enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport and Queensferry Crossing. Comprehensive public transport services and a vast cycle path network also provide fantastic links into the city centre and beyond.



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