

36/4 Victoria Court

LOWER GRANTON ROAD, EDINBURGH, EH5 3RS



TWO BEDROOM FLAT WITH EXCELLENT SEA VIEWS AND ALLOCATED OFF STREET PARKING



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Nestled within the sought-after Victoria Court in Granton, this delightful two-bedroom first-floor flat boasts stunning sea views and a light-filled, modern interior.

Upon entering the property, a hallway leads you to the heart of the home: an open-plan kitchen, living, and dining area. This spacious room enjoys an abundance of natural light, thanks to its dual-aspect design and large windows. The sea views from this space are simply breathtaking. The kitchen is equipped with an electric hob, oven, generous worktop space, and ample storage, making it both stylish and practical.







Both double bedrooms are situated at the front of the property, capitalizing on the sea views. Each bedroom comes with built-in wardrobes, offering convenience and ample storage.





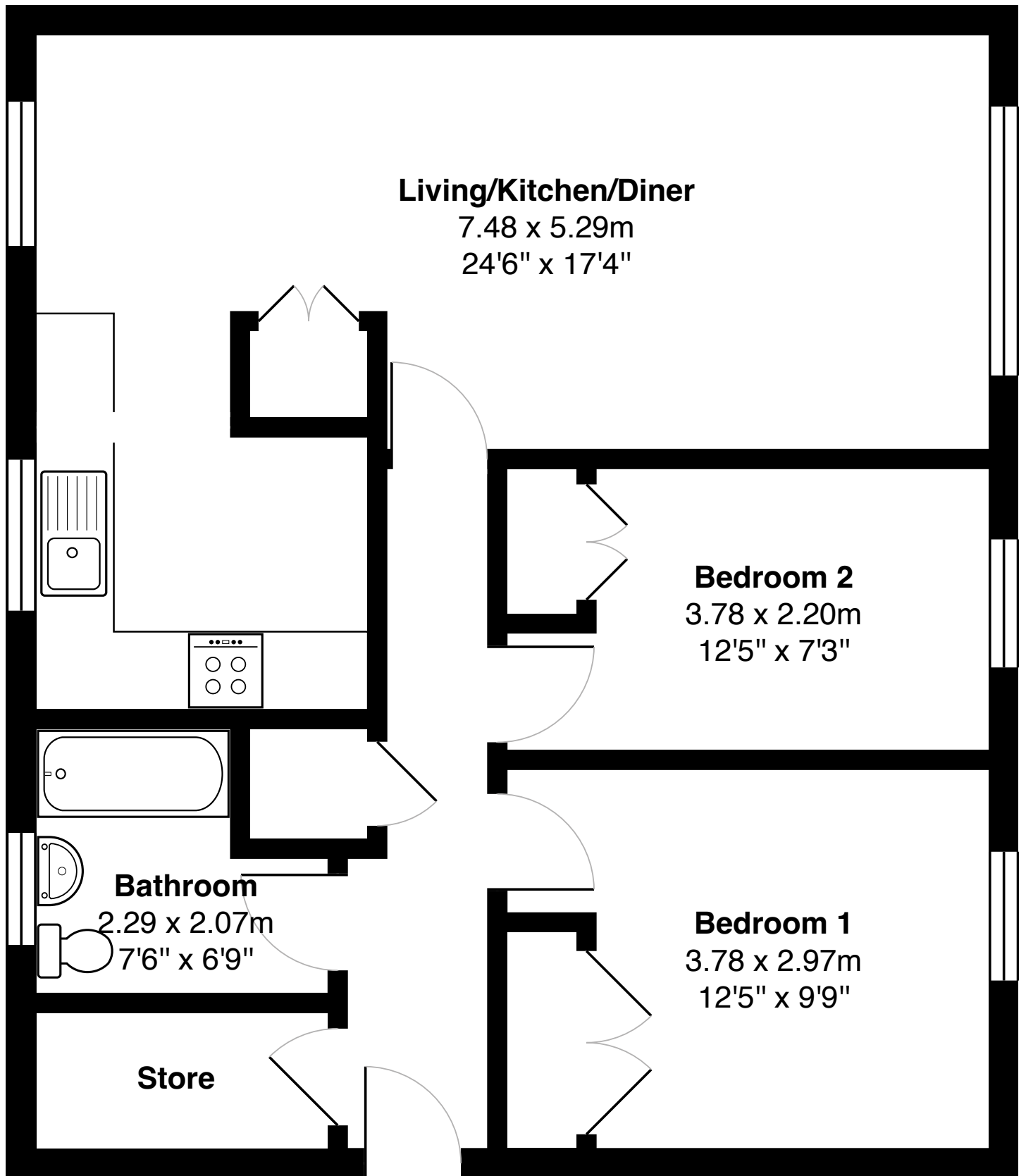
Bedroom 2





The property also includes a three-piece family bathroom suite, designed with comfort in mind.





Gross internal floor area (m²): 66m²

EPC Rating: B



VIEWS FROM THE FRONT OF THE PROPERTY





Externally, residents benefit from allocated off-street parking and access to well-maintained communal gardens, adding to the appeal of this fantastic home.

This flat is ideal for those seeking a bright, spacious property with scenic views, all within a prime Granton location.

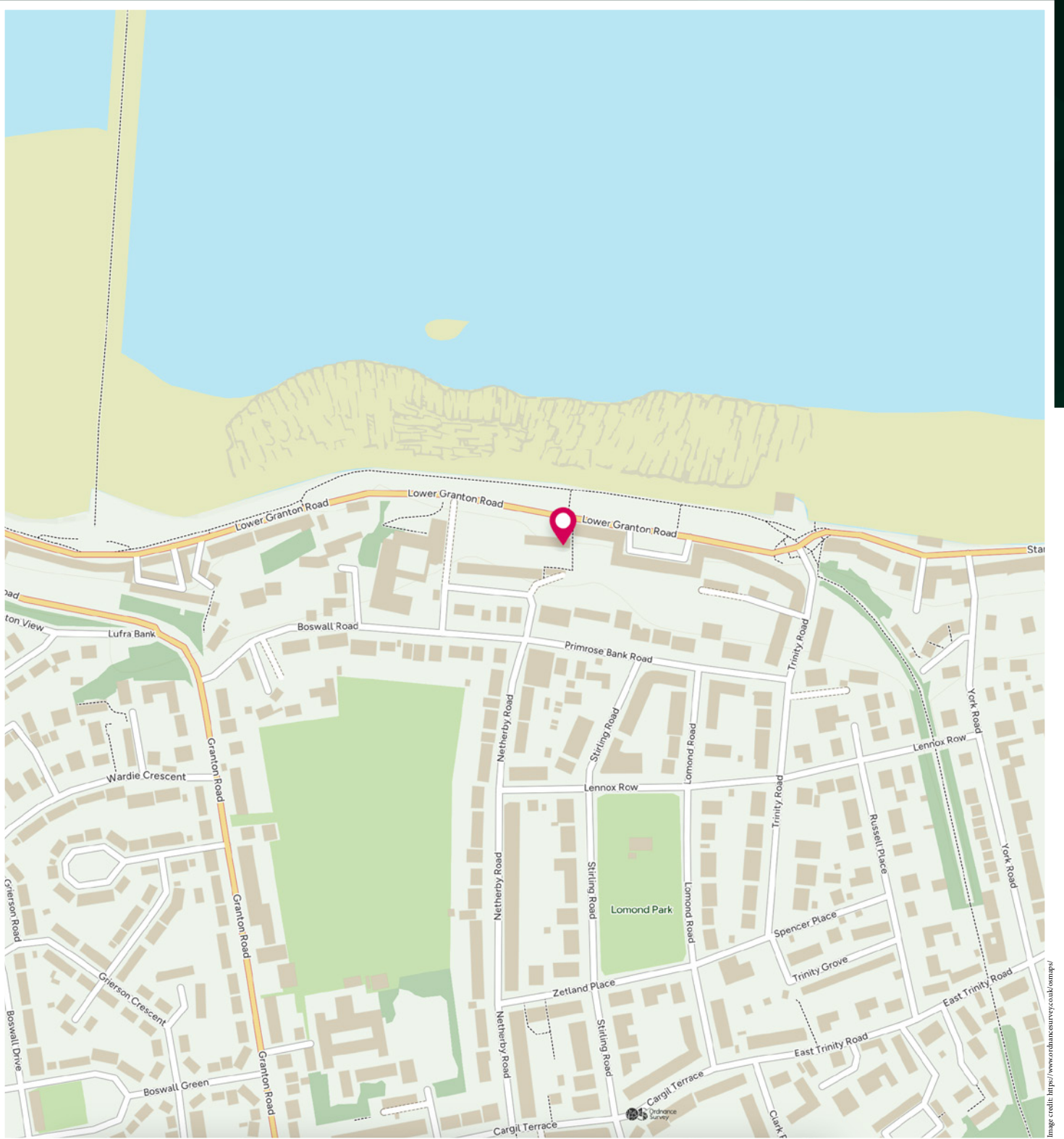




Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike. The development is situated between Granton Harbour and Newhaven Harbours, offering views of the Firth of Forth and opportunities for leisure activities along the promenade. Forthquarter Park provides another pleasant destination for a Sunday afternoon walk.

Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria, and bar.

With its recent integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city centre and airport.



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Exchange
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THE SUNDAY TIMES
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