

113 Lower Granton Road

GRANTON, EDINBURGH, EH5 1ET



*CHARACTER, COMFORT, AND CAPTIVATING VIEWS;
A UNIQUE THREE-BEDROOM, END-TERRACE HOUSE*



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McEwan Fraser Legal is delighted to present this rarely available three-bedroom end-terrace house on Lower Granton Road. Dating back to 1855, this charming home is steeped in history and boasts stunning, uninterrupted views over the Firth of Forth. Properties of this style and location seldom come to market, making it a unique opportunity for discerning buyers. The house is offered in excellent condition throughout.

On entering the property, the living room is immediately to your right. This bright and spacious room is perfectly positioned to take advantage of the remarkable views, with ample room for a full suite of furniture and a cosy dining nook.

The Property



From here, you are led through to the modern kitchen, which is well-appointed with a gas hob, oven, free-standing fridge/freezer, washing machine, and generous storage space. The kitchen also provides access to the private rear garden. Adjacent to the kitchen sits a stylish three-piece bathroom.







Moving upstairs, the accommodation comprises three double bedrooms. The principal bedroom enjoys the best of the views and further benefits from a versatile walk-in wardrobe/office space.







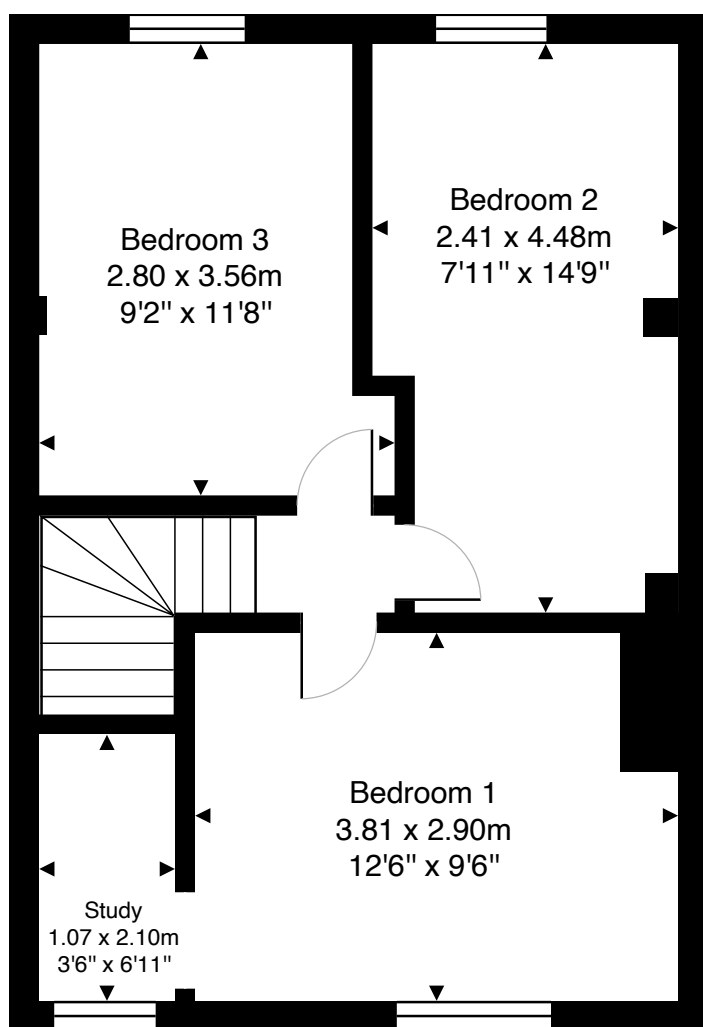
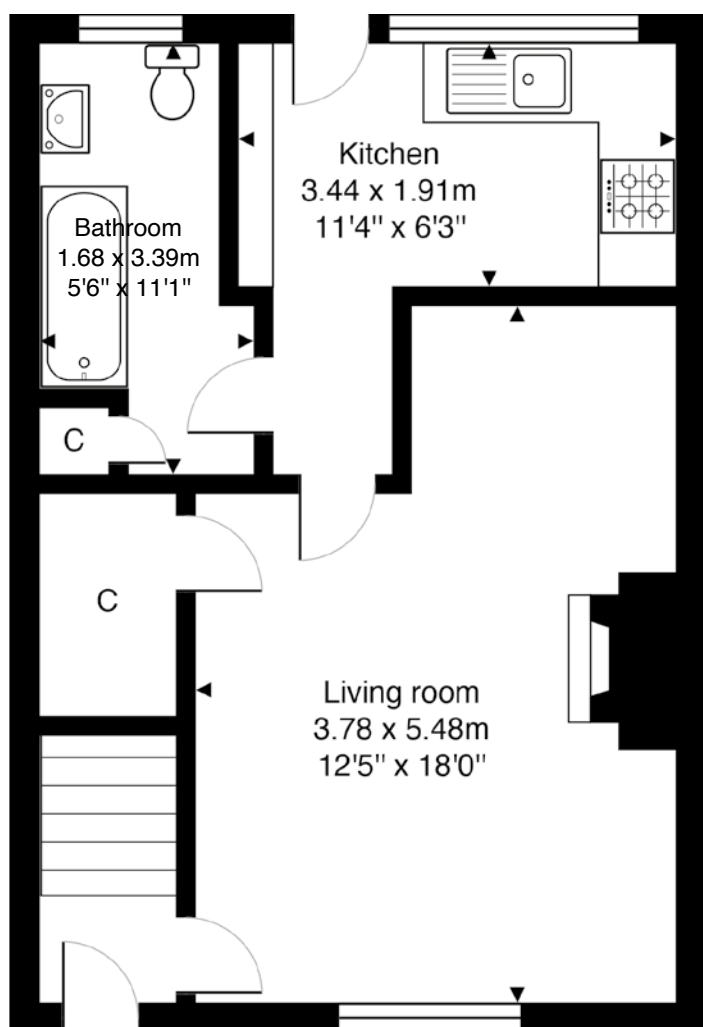
Bedroom 2





Bedroom 3





Gross internal floor area (m²): 76m²

EPC Rating: D

Externally, the property includes a private garden to the rear, ideal for outdoor dining and relaxation, while to the front, there is convenient on-street parking.

This charming home combines historic character with modern living and makes a wonderful opportunity for a family, professional couple, or anyone seeking a unique property with enviable views.



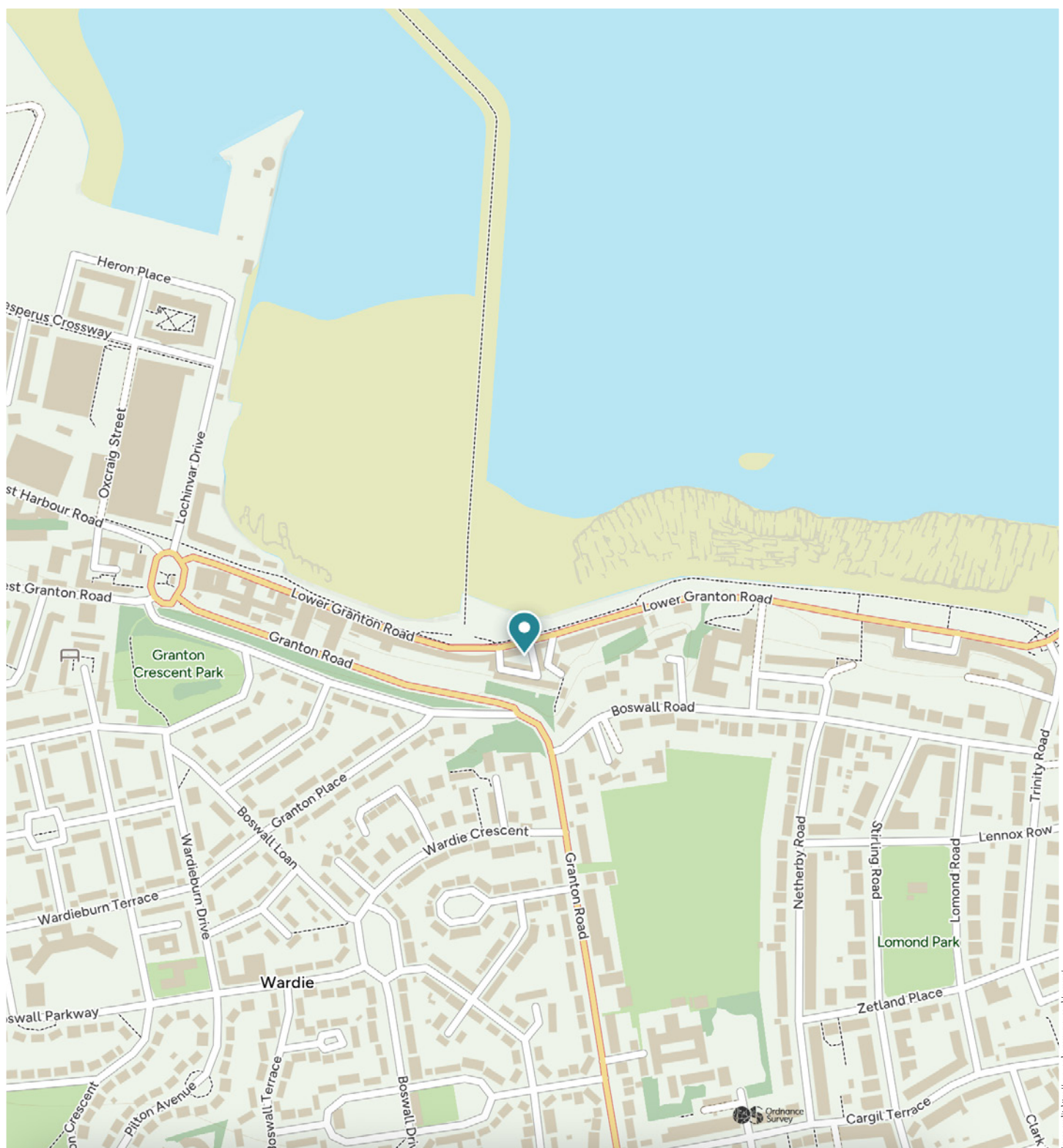


Granton is a vibrant and well-connected district located in the north of Edinburgh, boasting some excellent local independent shopping facilities. There are several beautiful parks and green spaces in the immediate area, providing ample recreational options for residents and active visitors alike.

Inverleith Park and the world-renowned Royal Botanic Gardens are only a pleasant five to ten-minute drive away. The property is situated next to the historic Granton Harbour, offering stunning panoramic views of the Firth of Forth and fantastic opportunities for leisure activities along the scenic waterfront promenade. Forthquarter Park provides another wonderfully pleasant destination for a relaxing Sunday afternoon walk.

Edinburgh College and Craigroyston High School are conveniently nearby, and both provide numerous popular community activities, diverse courses, and engaging evening classes. The modern Ainslie Park Leisure Centre is just a short drive away; here you will find an excellent swimming pool, five-a-side football facilities, a comprehensive weights room, sauna, friendly cafeteria, and a welcoming bar.

The Location



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Part
Exchange
Available



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