

123 Lower Granton Road

EDINBURGH, EH5 1EX



*Spacious Two Bedroom Terraced House
With Outstanding Views.*



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McEwan Fraser Legal is delighted to present this two-bedroom terraced house overlooking Granton Harbour. The property is a development opportunity having been vacant for a couple of years.

THE KITCHEN



Inside, the property comprises of:

- Kitchen providing access to the rear garden grounds.
- Two spacious living areas.
- Two large double bedrooms
- Main showroom
- Excellent storage space.

THE LOUNGE



THE SITTING ROOM



BEDROOM 1



“

excellent views of Granton Harbour and the Firth of Forth

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BEDROOM 2



THE SHOWER ROOM

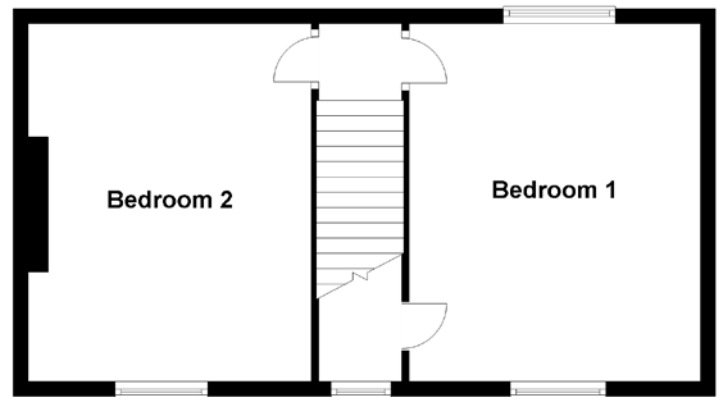
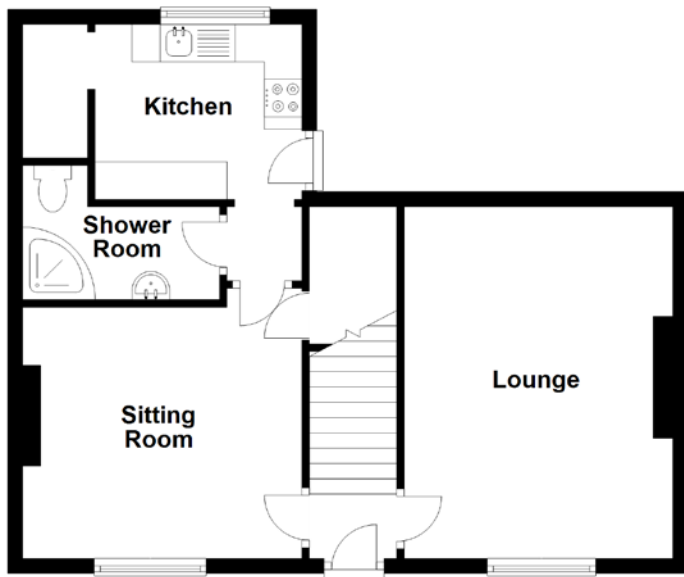


In addition, the property includes free on-street residents parking and excellent views of Granton Harbour and the Firth of Forth. Given the location of this property. Early bird viewing would be recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



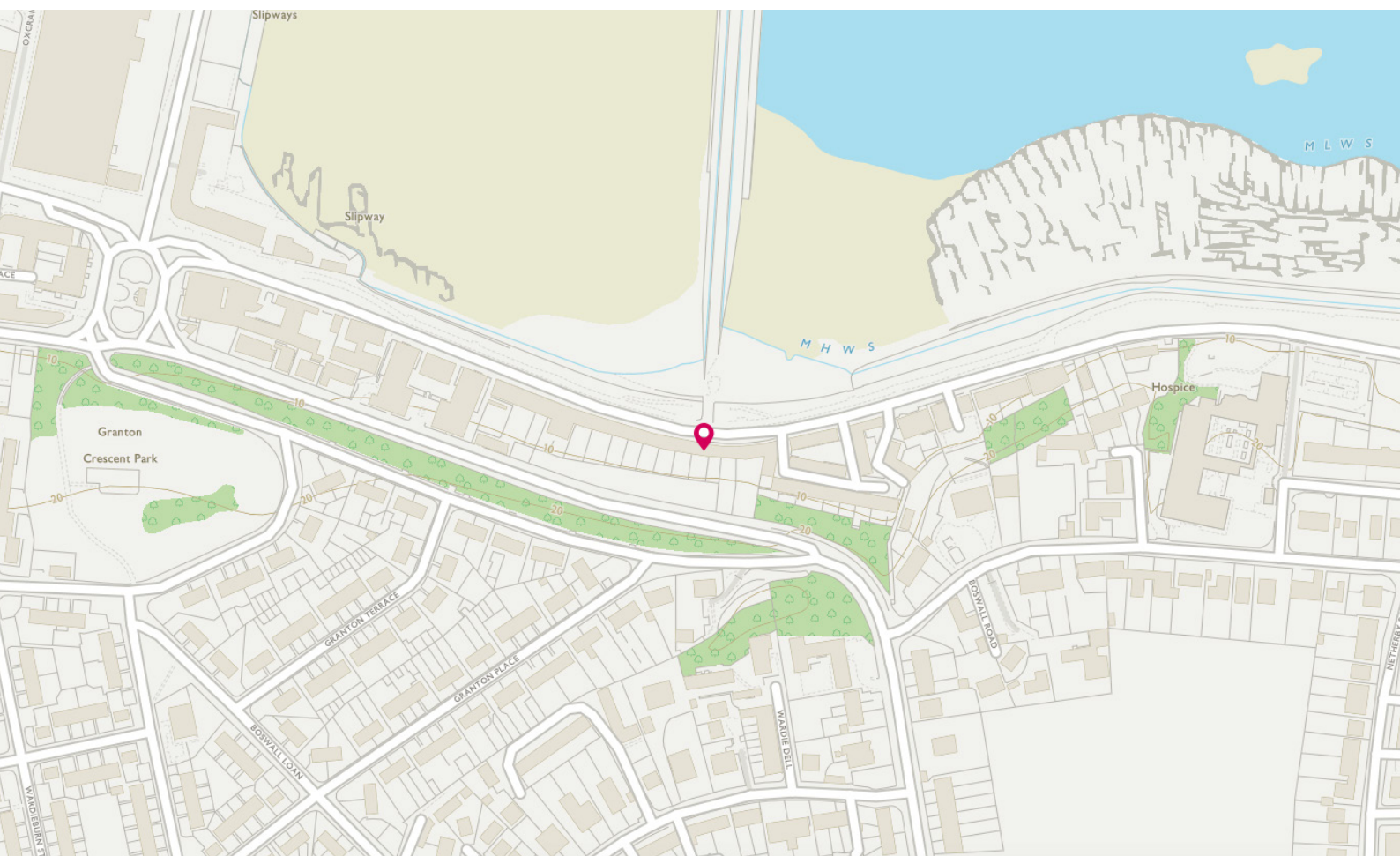
Approximate Dimensions (Taken from the widest point)

Lounge	4.74m (15'7") x 3.59m (11'9")
Sitting Room	3.73m (12'3") x 3.35m (11')
Kitchen	2.73m (8'11") x 2.19m (7'2")
Shower Room	2.63m (8'8") x 1.79m (5'10")

Bedroom 1	4.82m (15'10") x 3.73m (12'3")
Bedroom 2	4.77m (15'8") x 3.78m (12'5")

Gross internal floor area (m²): 100m²

EPC Rating: E



THE LOCATION

Granton features excellent local shopping facilities including a Post Office and banking facilities. Nearby Newhaven and Ocean Terminal have numerous bars and restaurants and there is also a twenty-four hour Asda and a David Lloyd Leisure Centre.





Open-air recreational facilities include Inverleith Park and the Royal Botanic Gardens which are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself. A three hundred berth marina, residential, retail and hotel development has just been approved, and it is expected to be completed by 2019.

The bus service into town is excellent with services running every ten minutes (at peak times) into the city centre.

Edinburgh College and Craigroyston High School are an even shorter walk away and provide numerous community activities, courses and evening classes.



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