



EDGEWATER
84 LOWER GRANTON ROAD


McEwan Fraser Legal
Solicitors & Estate Agents



THE PROPERTY

McEwan Fraser Legal is delighted to present this four/five bedroom detached, architect-designed, one of a kind home.

This is a property that most local residents pass and look up with awe. From timber cladding to large glass windows this property is designed to showcase the exceptional views over the Firth of Forth. The property is in walk-in condition having been well cared for and upgraded by the current owners.



LOUNGE DINER

Inside, the property comprises of:

The lounge/dining room is first of all flooded by natural light, due to the large windows. These large windows is where the aforementioned views are most prominently showcased. This view alone is a reason to visit this home. This room benefits from vaulted ceilings, log burning stove and more than adequate dining space for family dinners.







THE KITCHEN

Fully equipped kitchen which is overlooking the bamboo-lined rear garden. The kitchen is very well equipped for any requirements from having two ovens both of which are NEFF appliances and one of which is the 'slide and hide' style oven, combi microwave, warming drawer, integrated coffee machine, electric induction hob, wine fridge and dishwasher is what can be found in the kitchen. Accessed from the kitchen you also have a spacious utility room which provides side access onto two levels of decking and seating areas. The utility has a two year old premium Worcester boiler as well as white goods and a sink providing washing up facilities.





THE BEDROOMS

The home has four spacious double bedrooms on the ground floor one of which is used as a gym. The principal bedroom has two en-suites, built-in wardrobes and a dressing room. Both en suite shower rooms have been completed to a high standard. The current owners made the alterations to add the second en suite and dressing room which has been completed to a very high standard (it is worth noting that all planning was acquired).





THE BATHROOMS

There are three bathrooms in the property as well as a WC on the main level to prevent visitors from having to go downstairs. The main family bathroom is a three-piece modern white suite with a shower over the bath and then two en-suite shower rooms accessed from the principal bedroom. It is worth noting that all three bathrooms on the ground floor have underfloor heating.





FIRST FLOOR

The home also benefits from the mezzanine level which is used as an art studio/music room also benefitting from separate office space, eves access for excellent storage options and the TV room which could be utilised as bedroom five. On the main level you will find a boot room which is just inside the front door is an excellent place to tuck away muddy/sandy boots and wet jackets allowing the home to really showcase modern living.





LOWER LEVEL

The garage has been utilised as a flexible space accessed from a room internally which is currently set as a gym, but could serve a multitude of purposes as per any owners requirements. In the garage, the owners have fitted a swim spa which simulates a current. This should suffice if the chilly Firth is a little too nippy for your preference.





THE EXTERIOR

The garden, where to start but the beautiful sea-facing decking area to the east side of the home. This is used as an alfresco dining/ barbecue area. The west side of the house has tiered decking leading to the rear and front of the property.

In addition to this, the property has private gated parking suitable for two to three cars. This property is expected to be of particular interest and as such early viewing is recommended.









BOOT ROOM



UTILITY

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	8.47m (27'9") x 4.89m (16'1")
Kitchen	7.95m (26'1") x 2.41m (7'11")
Utility	2.79m (9'2") x 1.96m (6'5")
Boot Room	2.98m (9'9") x 2.07m (6'9")
WC	1.44m (4'9") x 1.01m (3'4")
Principal Bedroom	6.99m (22'11") x 3.14m (10'4")
En-suite 1	2.68m (8'10") x 1.86m (6'1")
En-suite 2	1.74m (5'8") x 1.72m (5'8")
Dressing Area	2.89m (9'6") x 1.95m (6'5")
Bedroom 2	4.77m (15'8") x 3.17m (10'5")
Bedroom 3	4.77m (15'8") x 2.83m (9'3")
Gym/Bedroom 4	3.61m (11'10") x 3.15m (10'4")
Spa	4.87m (16') x 3.36m (11')
Bathroom	2.69m (8'10") x 1.77m (5'10")
Sitting Room	9.13m (29'11") x 3.93m (12'11")
TV Room/Bedroom 5	3.56m (11'8") x 3.07m (10'1")

Gross internal floor area (m²): 230m²

EPC Rating: C

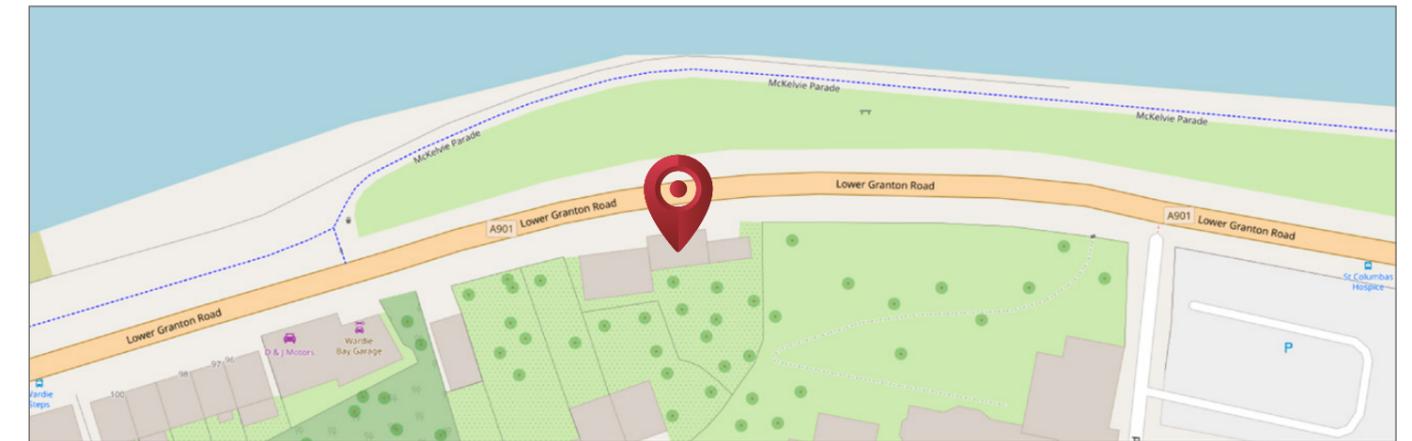
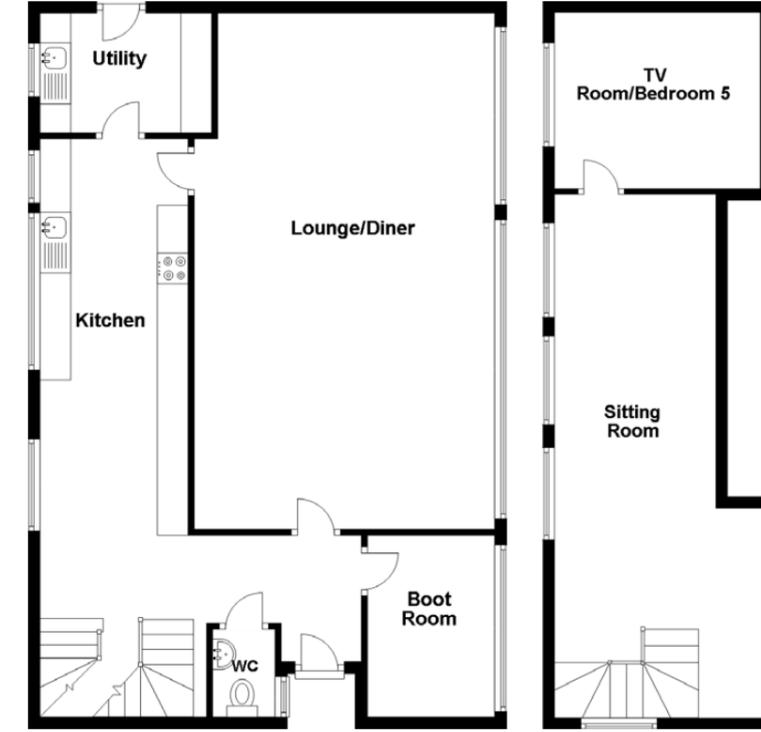
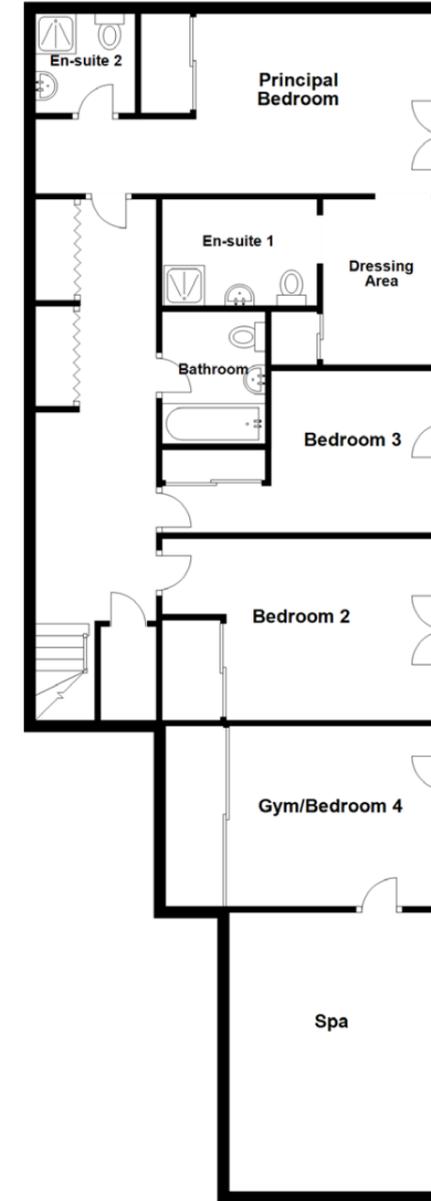


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McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer