

Flat 9, 1 Lochinvar Drive

GRANTON, EDINBURGH, EH5 1GJ



Spacious modern apartment with two large double bedrooms and a balcony with beautiful views over Granton Harbour



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat which is offered to the market in excellent internal order. The property benefits from a balcony with beautiful views over Granton Harbour, modern central heating and double-glazed windows, a secure entry system, lift access, a secure bike store, a covered parking space, and communal grounds with a barbeque patio. It is the very epitome of modern living.

THE LIVING ROOM



The accommodation is focused on an impressive open-plan kitchen reception that boasts neutral décor, laminate flooring, superb levels of natural light, and plenty of space for a large sofa, a dining table, and supporting furniture. A new owner will have plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen has a generous range of base and wall-mounted units with a range of integrated appliances including an electric hob, an oven, a microwave, a fridge freezer, a washer/dryer, and a dishwasher.





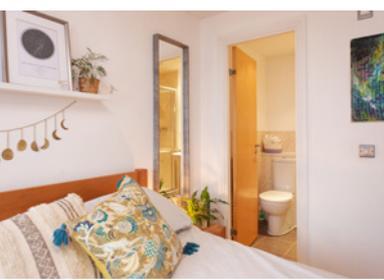
The bedrooms are both well-proportioned doubles with sea views. The master bedroom is particularly spacious and has integrated wardrobes and an attached en-suite shower room which is partially tiled and boasts a large mains shower. Bedroom two is a further spacious double with an integrated wardrobe.

Accommodation is completed by the main bathroom which is partially tiled and enjoys a white three-piece suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

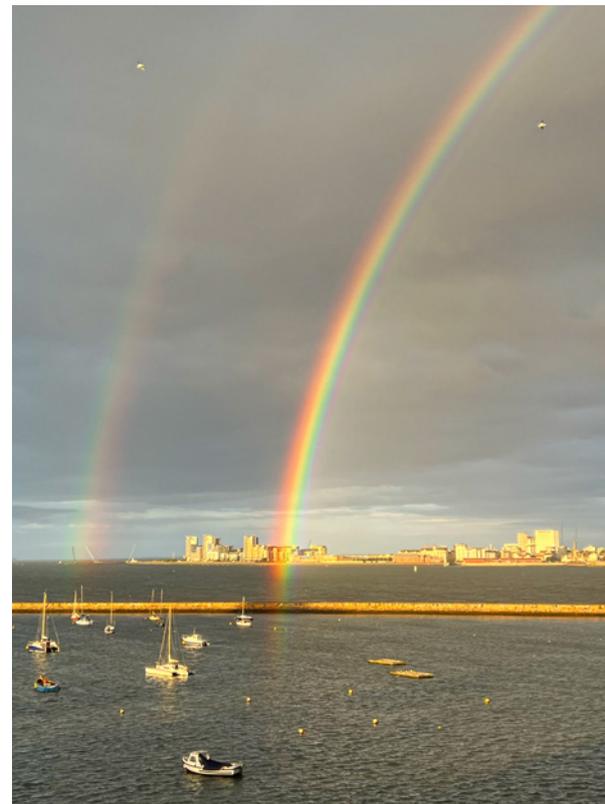


This is a superb flat with an enviable position in the development. Internal viewing is a must.

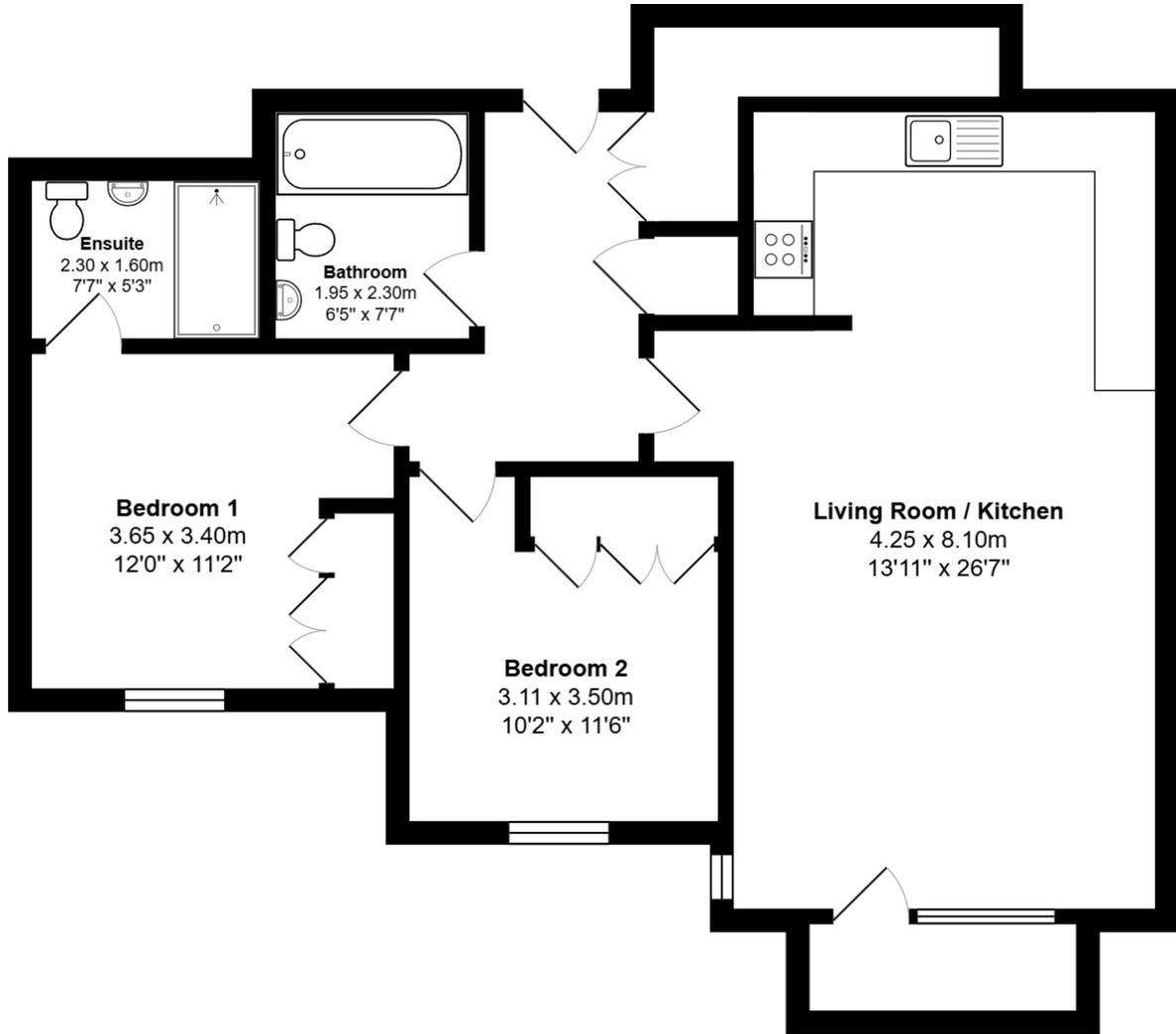
An EWS1 form is available on request.

EXTERNALS & VIEW



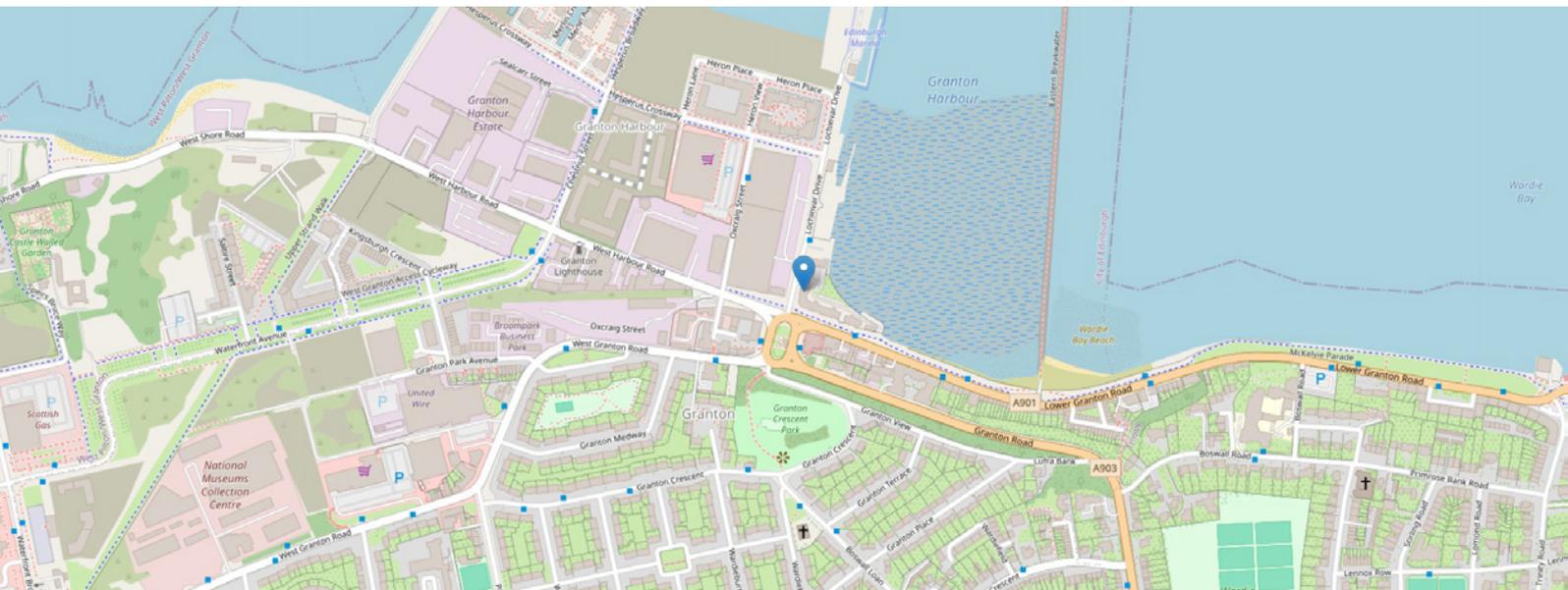


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 83m² | EPC Rating: C



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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