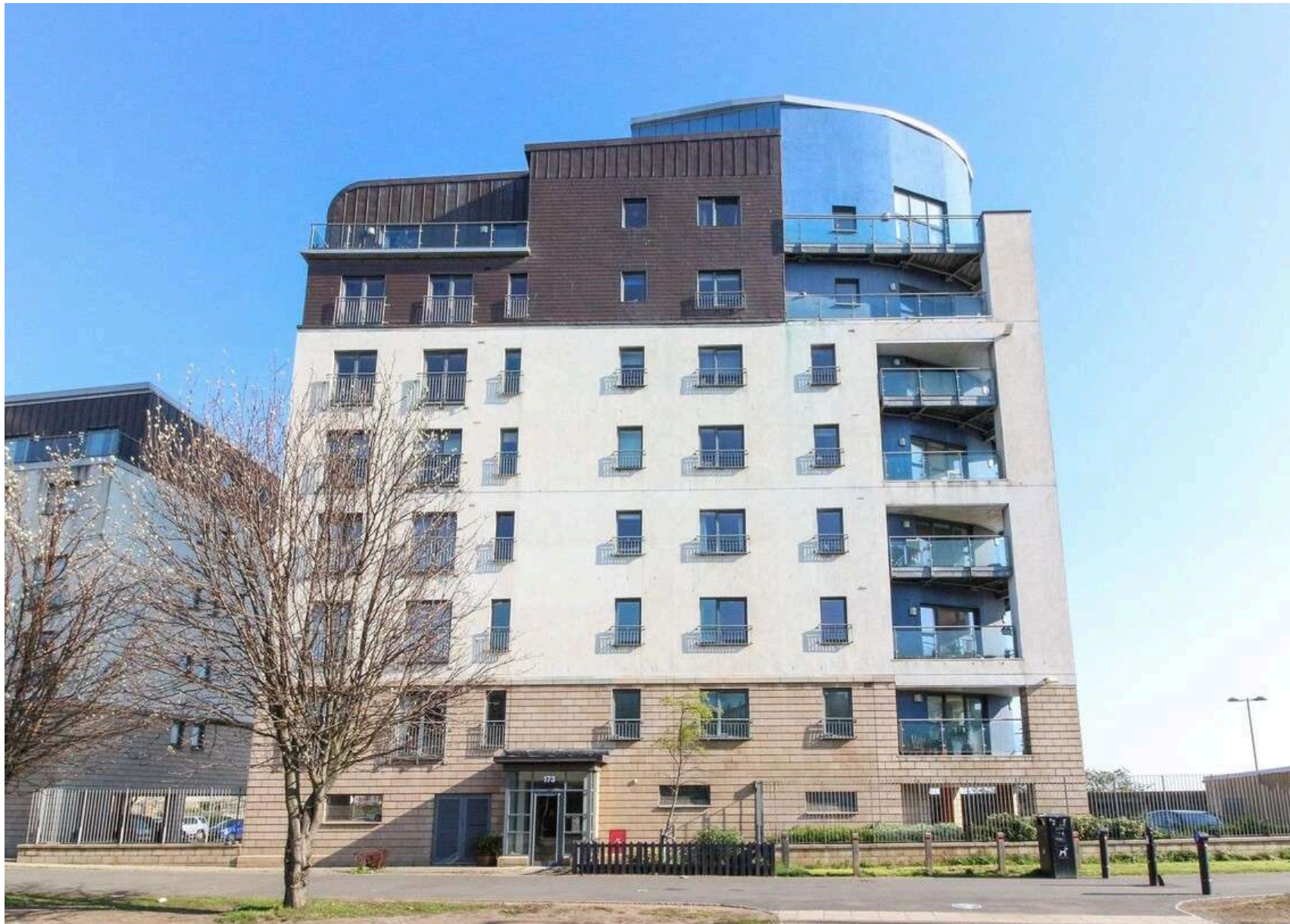


● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £260,000

Flat 11, 173 Lower Granton Road, Edinburgh, EH5 1GL



1



2



2



Contemporary Sixth Floor Apartment Boasting Panoramic Sea Views

This contemporary sixth floor apartment with private balcony forms part of a small luxury factored development and boasts panoramic sea views over the local harbour and beyond to Fife while enjoying an enviable position close to local amenities, schools and transport links.

The extremely light and spacious interior offers a superb opportunity to acquire a stylish home of space and modern living. In brief, the accommodation comprises: welcoming entrance hall, generous lounge/diningroom with private balcony/superb sea views, a well fitted kitchen with hob/oven, dishwasher, automatic washing machine & fridge/freezer, two double bedrooms/one en suite showerroom and stylish bathroom. Tastefully decorated, the property also benefits from the added comfort of electric powered central heating, double glazing and excellent storage including fitted wardrobes in both bedrooms. A video entry system provides security to the common entrance with lift access to all floors and within the enclosed landscaped communal grounds there are bike/bin stores and secure allocated residents' parking. All fitted floor coverings, curtains and kitchen appliances are included in the sale.

ACCOMMODATION (WIDEST POINTS)

Lounge/ Diningroom	7.42 m x 5.05 m / 24'4" x 16'7"
Kitchen	3.30 m x 2.34 m / 10'10" x 7'8"
Bedroom 1	3.66 m x 3.38 m / 12'0" x 11'1"
Bedroom 2	4.01 m x 2.49 m / 13'2" x 8'2"
Bathroom	2.26 m x 2.18 m / 7'5" x 7'2"
Ensuite	2.24 m x 2.06 m / 7'4" x 6'9"

LOCATION

While convenient for access to the finest amenities of the city centre the local area offers a range of shopping and amenities with the fashionable Shore area and Ocean Terminal easily accessible offering major retail outlets, multi-screen cinema, puregym and popular restaurants. Schools catering for all age groups are within easy reach as well as Edinburgh College and recreational facilities in the vicinity include golf course, Ainslie Park Leisure Centre, David Lloyd Health Club and waterfront walking/ cycling. A regular public transport service operates to many parts of the city with the new tram service to nearby Newhaven nearing completion.

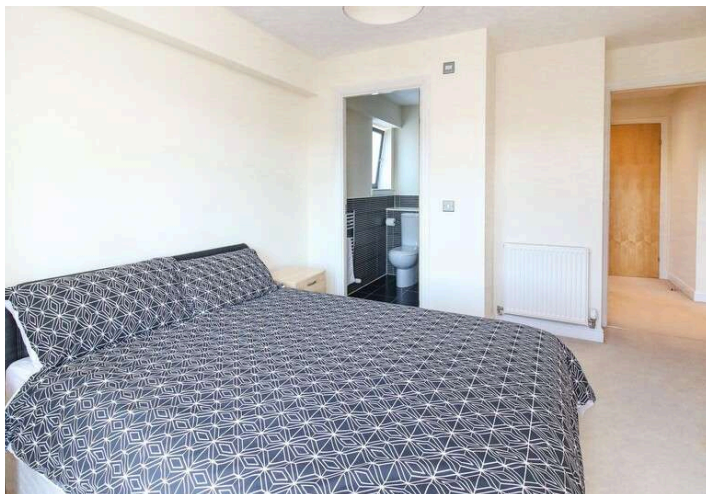
As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

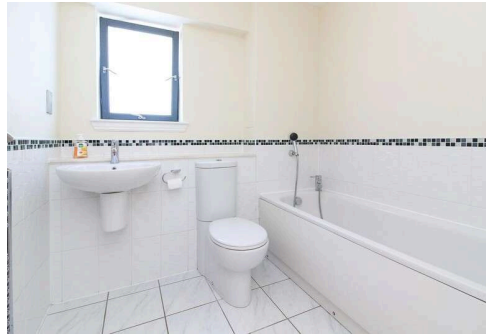
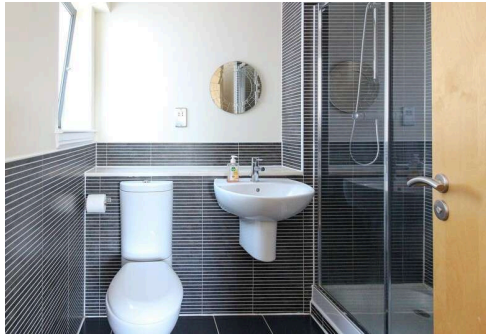
GROUNDS

The building and grounds are maintained by a factoring system currently managed by Myreside Management Limited for which a current quarterly fee of approximately £210 is payable for general/lift/grounds maintenance, stair cleaning & lighting and buildings insurance. Note: additional charges may apply for any repairs required on an ad-hoc basis

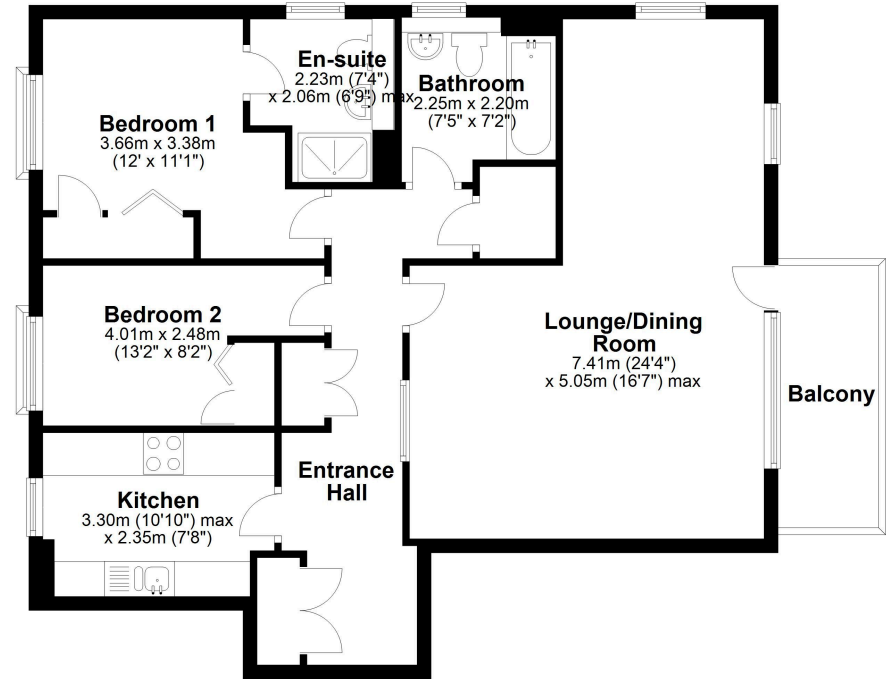
EPC RATING C

VIEWING By appointment, please telephone 0131 554 6244





173/11 Lower Granton Road



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

**Beveridge
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& Ross**

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espc

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.