





Presenting a wonderful two bedroom penthouse apartment in the highly desirable Trinity area. This move-in-ready property is an exceptional opportunity, ideal for individuals, couples, or investors seeking a stylish and well-located home. Lorna MacDonald and RE/MAX Property are thrilled to bring this remarkable residence to the market, situated on Lower Granton Road, Edinburgh, EH5 1EY.

Situated on the desirable north side of the city in the sought-after waterfront neighbourhood of Trinity, this property offers an enviable blend of convenience and leisure. Local amenities abound, with Newhaven Harbour's charming eateries just a short stroll away, while supermarkets, retail shopping, and an array of pubs and restaurants are easily accessible by car. Outdoor enthusiasts will appreciate the scenic coastal walks right on the doorstep, along with nearby parks and recreational facilities, including bowling greens, tennis courts, and yacht clubs. Families benefit from excellent schooling options, such as Wardie Primary School and Trinity Academy, as well as easy access to Edinburgh's prestigious private schools. The property enjoys exceptional connectivity, with efficient bus and tram links and a network of cycle paths providing seamless access to the city centre and beyond. For commuters, the city bypass and motorway networks are within easy reach, ensuring a convenient lifestyle in this vibrant area.

#### **Entrance Hallway**

Access to the building is provided through a secure wooden door, opening into a carpeted corridor. A lift ensures convenient access to all floors. There is a garage chute with access from the penthouse floor. The flat's entrance is through a wooden door, welcoming you into a modern open plan living space featuring white-painted walls and tiled flooring.

### Open Plan Living Space

32' 7" x 16' 4" (9.93m x 4.99m)

6.53m widening to 9.93m x 4.99m (21'05" widening to 32'07" x 16'04") This expansive social space boasts a stunning design, featuring elegantly tiled flooring and pristine white-painted walls that exude sophistication and warmth. A wall of windows at the front offers breathtaking sea views, bathing the room in natural light and enhancing its bright, airy ambiance. Five thoughtfully placed ceiling lights add a touch of brilliance, further illuminating the space. The room provides generous space for lounging and dining, seamlessly integrating with the adjacent kitchen area to create an ideal setting for entertaining or unwinding. Practical features include a smoke detector, two spacious storage cupboards, four radiators for comfort, and multiple conveniently located power points.

### Kitchen

The stylish kitchen showcases a sleek and modern aesthetic, featuring a range of wall and floor-mounted units with cream fronts, perfectly paired with luxurious black quartz work surfaces and a black splashback for a seamless, contemporary finish. Key appliances include an under-counter oven, a built-in four-ring gas hob, an under-counter washing machine, an integrated dishwasher, and an American-style fridge freezer, all thoughtfully included in the sale. The sink area is equipped with a stainless steel sink and a half, complete with a drainer and mixer tap, combining practicality with style. A convenient breakfast bar enhances the space, offering a versatile area for casual dining or socialising.





### **Primary Bedroom**

16' 6" x 9' 7" (5.02m x 2.93m)

A wonderful room which is finished with white painted walls and carpet to the floor. The south facing window allows in natural light and is complemented by a ceiling light. A built-in wardrobe provides an abundance of hanging and shelving space, with an additional two cupboards providing storage space. A radiator and power points complete the room.

### **En-Suite**

9' 7" x 6' 4" (2.92m x 1.93m)

This serene shower room exudes modern elegance, featuring a sleek three-piece suite that includes a white sparkle-tiled shower enclosure with a mains-fed shower, a pedestal sink, and a back-to-wall toilet. The harmonious design is beautifully accentuated by white painted walls, a white sparkle tile splashback, and light grey tiled flooring, creating a clean and sophisticated aesthetic. Practical touches enhance the space, including a rear-facing window for natural light, integrated downlights, a radiator for comfort, and an extractor fan to ensure a fresh and airy atmosphere. This tranquil room seamlessly blends style with functionality, offering a perfect retreat for relaxation.

### **Bedroom Two**

12' 1" x 10' 6" (3.69m x 3.19m)

The delightful second double bedroom is tastefully finished with white painted walls and carpet to the floor. A window invites natural light into the room, further complemented by a ceiling light for a bright and welcoming ambiance. A built in wardrobe provides hanging and shelving storage space. A radiator, power points and a door to the main bathroom finish off this space.

### **Bathroom**

6' 8" x 11' 8" (2.04m x 3.55m)

The main bathroom is a sanctuary of elegance, showcasing a white three-piece suite. It features a corner jacuzzi bathtub for ultimate relaxation, a sleek shower cubicle with a mains-fed waterfall shower, side body jets and handheld shower attachment, a stylish basin sink set on a vanity unit, and a back-to-wall toilet. The walls are beautifully tiled, complemented by a matching tiled floor, creating a cohesive and contemporary aesthetic. Two windows allow natural light to flow in, enhancing the room's airy and inviting atmosphere. Thoughtful details include integrated downlights for optimal illumination, an extractor fan for excellent ventilation, a towel radiator for added comfort, and an illuminated Bluetooth mirror that adds a touch of sophistication.

### Balcony

30' 10" x 8' 4" (9.39m x 2.53m)

The property boasts a private balcony, offering breathtaking sea views that provide a tranquil and scenic retreat right at your doorstep. Additional conveniences include access to a private car park with dedicated bike storage, ensuring both practicality and ease for residents.

### Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

Remax Website:

<https://www.remax-scotland.net/property/2-bed-penthouse-for-sale-in-lower-granton-road-edinburgh/623842>

What's Your Property Worth?

<https://www.remax-scotland.net/estate-agent/lorna-macdonald/valuation>





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 99.2 m<sup>2</sup>  
TOTAL: 99.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## RE/MAX Property

Remax Property, Remax House - EH54 6TS

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.