



T: 0131 639 6399

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148/6 Lower Granton Road, EH5 1EY

Luxury 2 bedroom apartment in an excellent location

Freehold
Private Underground Parking
Secured Entry
GCH DG
2 Double Bedrooms
1 En-suite
Family Bathroom
Newly Fitted Boiler

EPC Rating C
Council Tax Band D

****OFFER CAN INCLUDE ALL CONTENTS****

OFFERS OVER £186,000



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Beach Front 3rd Floor Apartment forming part of a well-established modern and factored development with private underground parking with lift access to all floors.

Presented to the market in immaculate move-in condition, the bright, well-designed apartment with stylish interior offers spacious accommodation with Gas central heating, double glazing and excellent storage.

Accommodation comprises a spacious entrance hall, Large semi Open Plan Lounge/Kitchen, complementary work surfaces and appliances including hob/oven/hood, new washer dryer, new Samsung fridge, new boiler, two Double Bedrooms with fitted wardrobes and shutter blinds, an En-suite Shower Room and a Family Bathroom.

An entry phone system provides security to the mutual entrance/ stairway to all floors. Property also benefits from a rubbish chute.

The block is situated in front of the Harbour and is well located for shopping, recreational and educational facilities. Excellent public transport links to the City Centre and good access to the main motorway networks.

It is anticipated this charming property would make an ideal starter home or a letting potential.



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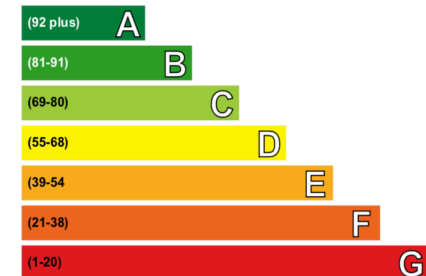
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Very energy efficient - lower running costs

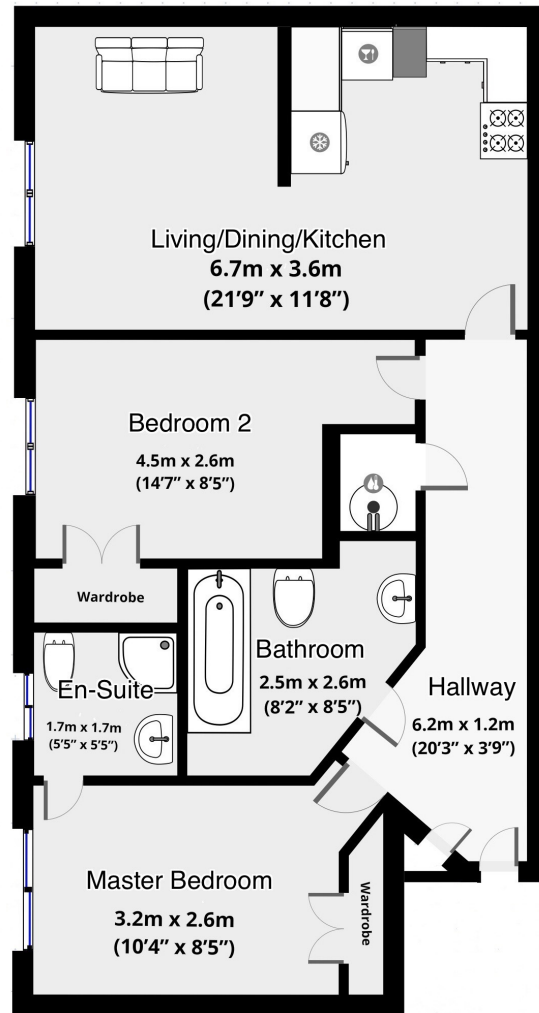


Not energy efficient - higher running costs

Current	Potential
79	79

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Approx. 63 sq.metres (680 sq.ft)

For Identification Only. Not to Scale.

Living/Dining/Kitchen
6.7m x 3.6m (21'9" x 11'8")

Master Bedroom
3.2m x 2.6m (10'4" x 8'5")

En-Suite
1.7m x 1.7m (5'5" x 5'5")

Bedroom 2
4.5m x 2.6m (14'7" x 8'5")

Bathroom
2.5m x 2.6m (8'2" x 8'5")

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements, fixed installations and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.

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