



CLANCYS

clancys-solicitors.co.uk

22 (2F4), Lower Granton Road,

EDINBURGH, EH5 3RT



1



1



1



EPC

C



FREEHOLD

Description

Clancy's Solicitor and Estate Agents are delighted to present to the market this well-proportioned 1-bedroom second floor flat, set back from the main road on the shoreline between Granton and Newhaven harbours, offering fantastic views over the Firth of Forth to Fife. The accommodation comprises a welcoming entrance hall, a light and spacious open plan living room/fitted kitchen with utility cupboard, a large double bedroom with fitted wardrobes and there is a contemporary shower room. The property also benefits from gas central heating, double glazing, communal drying area to the rear and on street parking to the front. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate this property.

Location

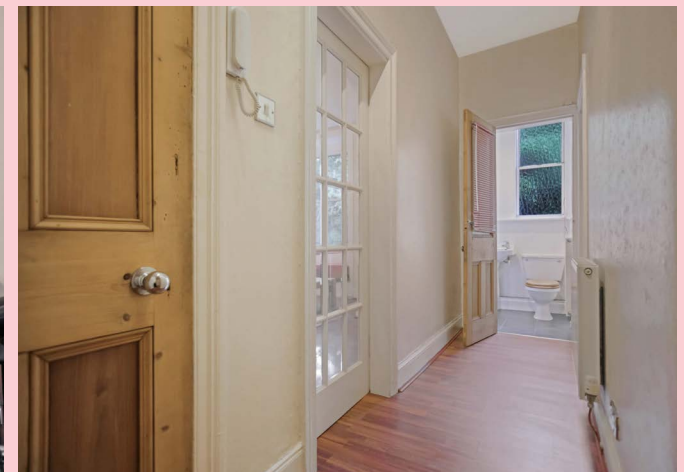
Trinity is a highly desirable area, combining excellent local amenities with some of Edinburgh's finest green spaces. Nearby Stockbridge and Canonmills offer a rich selection of delicatessens, cafés, restaurants, butchers, and greengrocers, complemented by supermarkets including Tesco, Morrison's, and ASDA. The Shore adds to the appeal with independent eateries, artisan shops, and Michelin-starred restaurants. Outdoor pursuits are well catered for with scenic walks and cycle paths along the Water of Leith, the Royal Botanic Garden, Inverleith Park, and Ainslie Park Leisure Centre. Frequent public transport from Ferry Road and Newhaven Road provides easy access to the city centre, while excellent schools such as Edinburgh Academy and Fettes College are close by.

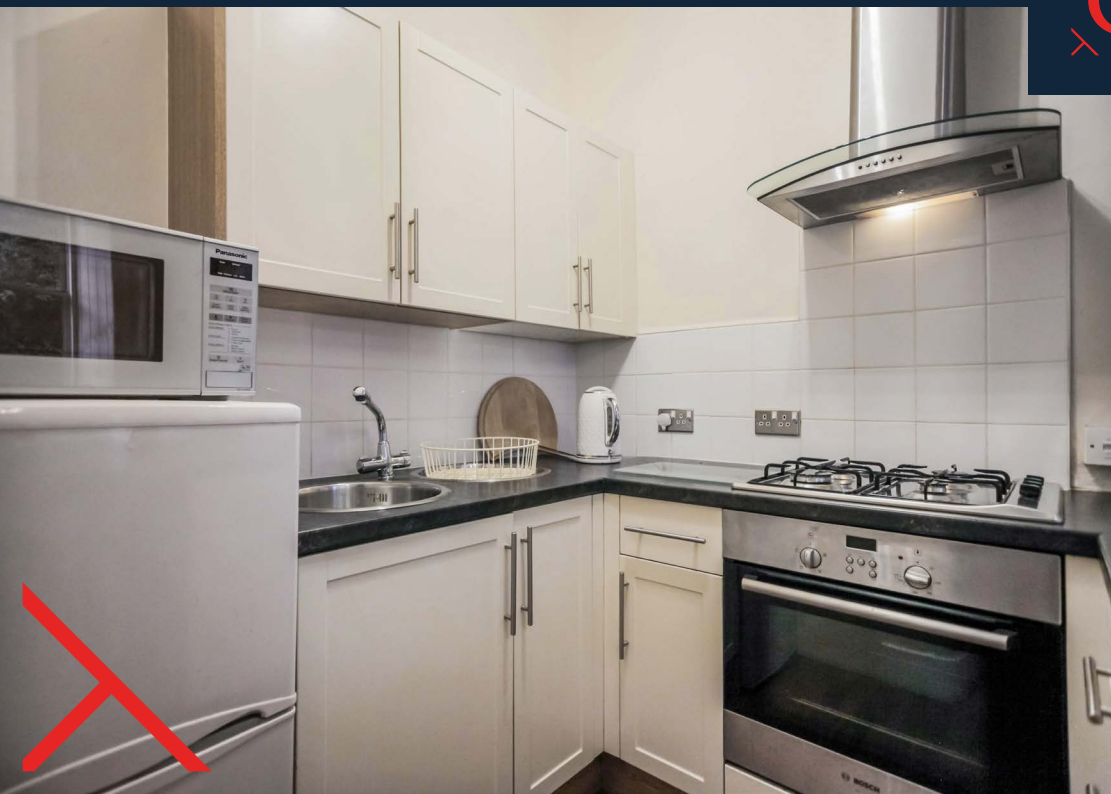
Extras

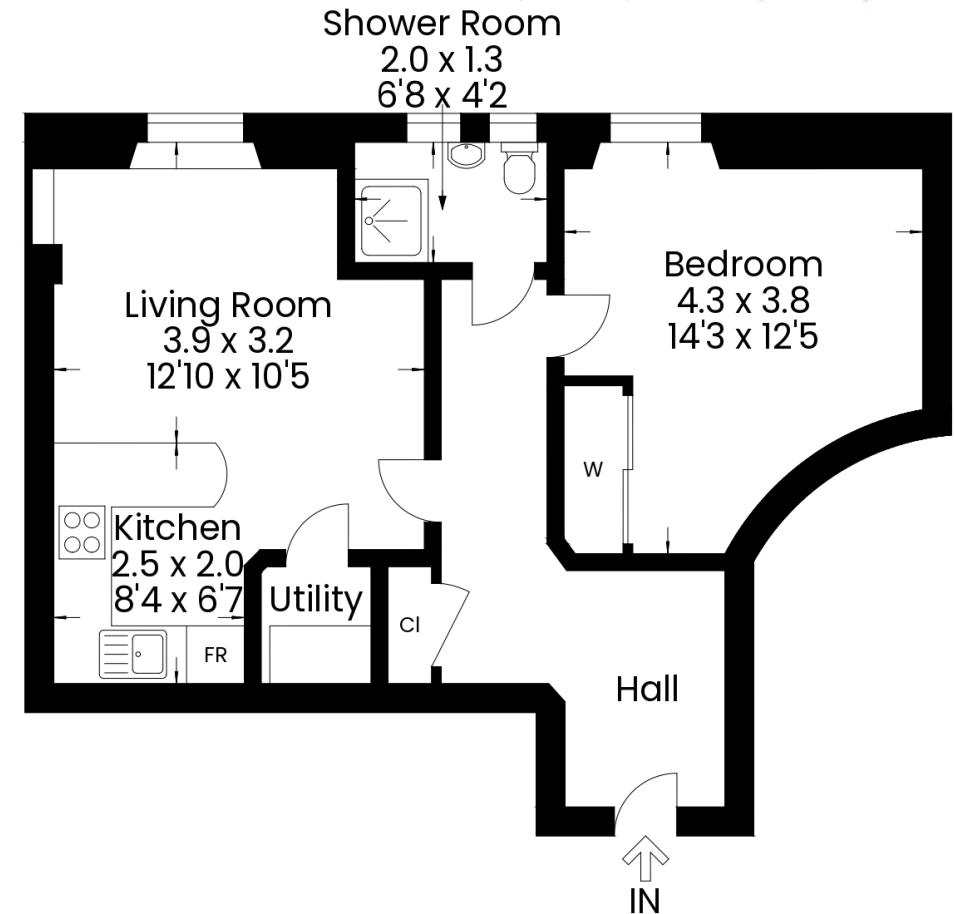
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Lounge
- Kitchen
- 1 Bedrooms
- 1 Shower room
- Gas central heating
- Double glazing
- Communal drying area to rear
- On-street parking
- EPC rating - C
- Council Tax Band – A
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025

clancys-solicitors.co.uk



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.