3/9 Lochinver Drive, Edinburgh, EH5 1GJ



Offers Over £280,000

- Spacious Waterfront Apartment
- Living / Dining Room with Views
- Well-equipped Kitchen
- Secure Entry System
- Communal Well-tended Garden
- 2 Bedrooms with Wardrobes
- Balcony with Views to Leith
- Bathroom & En-suite Shower
- Communal Lift & Stairwell
- Secure Gated Allocated Parking

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LOCATION:

Situated within the sought-after waterfront district of Granton, 3/9 Lochinvar Drive enjoys a peaceful coastal setting whilst remaining within easy reach of Edinburgh city centre. The development is ideally positioned beside the Firth of Forth, with attractive waterfront walks, cycle paths and green open spaces on the doorstep, creating an excellent environment for both outdoor recreation and everyday living. A wide range of local amenities can be found nearby, including supermarkets, cafes and convenience shopping, whilst more extensive retail and leisure facilities are available at Ocean Terminal, Craigleith Retail Park and neighbouring Trinity and Newhaven. The fashionable Shore district, renowned for its excellent selection of restaurants, cafes and bars, is also within easy reach. The area is well served by regular bus services providing swift access to the city centre and surrounding districts. The nearby tram network offers convenient links to Edinburgh Airport and the city, whilst the Queensferry Crossing, City Bypass and the M8/M9 motorway network are readily accessible for commuters travelling further afield. The property is also well placed for a selection of reputable schooling at both primary and secondary levels, together with a variety of leisure facilities, making the area particularly appealing to professionals, first-time buyers and those seeking a well-connected waterfront location.

DESCRIPTION:

This superb third-floor apartment offers spacious accommodation with a private balcony boasting breath-taking panoramic views over Granton Marina, the pier, beach, the Firth of Forth, the charming curved fishermen's cottages, and across to Leith. A welcoming entrance hallway, enhanced by an attractive glass brick feature, creates a bright and airy first impression. The property comprises two generous double bedrooms, both benefiting from built-in wardrobes. The principal bedroom further enjoys a stylish en-suite shower room, while a family bathroom serves the remainder of the apartment. The impressive open-plan living and dining area with adjoining kitchen are perfectly positioned to maximise the spectacular waterfront outlook. Additional features include electric heating, secure entry via an intercom system, lift access, and a well-maintained communal stairwell. Early viewing is highly recommended to fully appreciate the exceptional waterfront setting, stunning views, generous accommodation, and sought-after marina location.

EXTERNALLY:

Externally, the development benefits from secure gated access via a pend, leading to designated residents' parking - parking space number 25 belongs to the flat which is a covered space, with additional spaces available for visitors. Entry to both the gates and the building are controlled by a secure key fob system, providing enhanced peace of mind for residents. The development also features mature communal gardens, offering an attractive green space for residents to enjoy.

SERVICES:

Mains Electricity, Water & Drainage.
Secure Parking and Entry System. Communal Lift Access and Stairwell
Factor: Myreside Management

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FLOOR PLAN:

THIRD FLOOR APARTMENT



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- HALL (9.35M X 1.35M) at widest
- KITCHEN (5.33M X 2.40M) at widest
- BATHROOM (2.28M X 1.94M)
- EN-SUITE SHOWER ROOM (2.24M X 1.45M)
- BEDROOM 2 (3.27M X 2.91M)
- STORE 1 (1.29M X 0.53M)
- ELEC/AIRING CUPBOARD 1 (1.24M X 0.95M)
- LIVING / DINING ROOM (6.68M X 5.66M) at widest
- BEDROOM 1 (4.44M X 3.27M) at widest
- WARDROBE (1.83M X 0.61M)
- WARDROBE (1.51M X 0.75M)
- STORE 2 (1.27M X 0.53M)

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

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