

**Lower Granton Road, Edinburgh**



<b>Rent</b> - £1745pcm	<b>Bedrooms</b> – 3	<b>Deposit</b> - £1945
<b>Type</b> – Sixth Floor Flat (with lift)	<b>Parking</b> – Secure Parking	<b>Garden</b> – N/A

**Criteria** – Rent in advance, full deposit, no smokers, no pets, available Now.

**Energy Efficiency Rating** – Band C **Environmental Impact Rating** – Band C

Landlord Registration No: 500941/230/14062 Council Tax Band: F

**Property Details**

Spectacular UNFURNISHED 3 bedroom apartment available in a modern development with views over Granton Harbour, the Firth of Forth and beyond, close to local amenities and transport links.

The bright open plan lounge, dining, kitchen benefits from direct access to a wraparound balcony plus a second smaller balcony. Situated on the sixth floor with lift access the additional accommodation comprises of master bedroom with built in wardrobes, an en-suite with shower and access to the second balcony, second double bedroom with built in wardrobes, third bedroom also with a built-in wardrobe. Main bathroom with bath and shower, ample storage, electric heating, double glazed, private secure covered parking.



Letting Agent Registration Number: **LARN1806008**

23 Jarnac Court, Dalkeith EH22 1HU

info@gladstonesproperty.com

Ask inside for more details!

**0131 663 7266**

gladstonesproperty.com