



Thorntons 
The right way to move

7 Waterfront Avenue

Granton, Edinburgh, EH5 1RT





Summary

This stylish mid-terraced townhouse in coastal suburb of Granton offers immaculate, contemporary interiors arranged over four floors, including four bedrooms plus a study, a living room, a dining kitchen leading to a sunny balcony, and three bathrooms (plus a separate WC). The versatile accommodation is supplemented by a garage and carport. Just a stone's throw from Granton's regenerated waterfront and within easy reach of excellent amenities, schools, and transport links across the city, this home will appeal to a wealth of buyers.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Terraced townhouse in Granton
- Immaculately presented, contemporary interiors
- Practical entrance vestibule
- Elegant and spacious living room
- Well-appointed dining kitchen with utility/WC and French doors onto terrace
- Useful study for working from home
- Four double bedrooms with built-in wardrobes
- Two en-suite shower rooms
- Family bathroom with shower-over-bath
- Spacious balcony with room for dining furniture
- Integral single garage and car port
- Gas central heating and double glazing



Large French doors connect the contemporary dining kitchen to a spacious terraced balcony, bathing in sunshine throughout the day







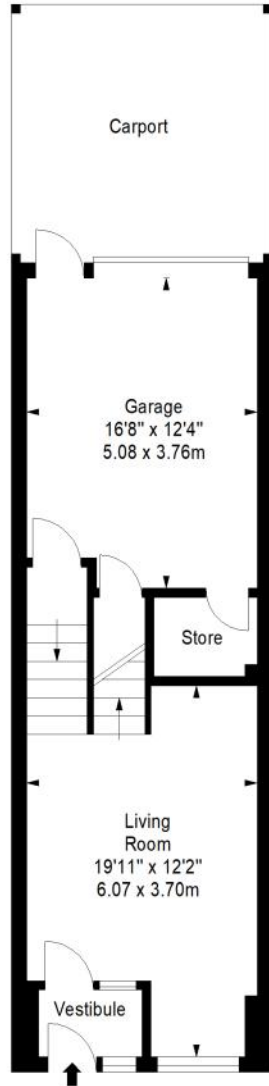
All four bedrooms boast extensive fitted storage with both the principal and second bedrooms further offering en-suite shower rooms



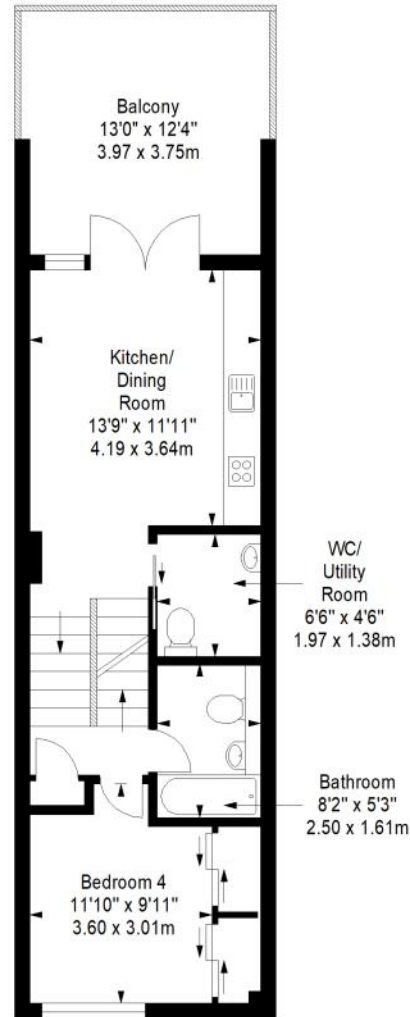
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Floorplan

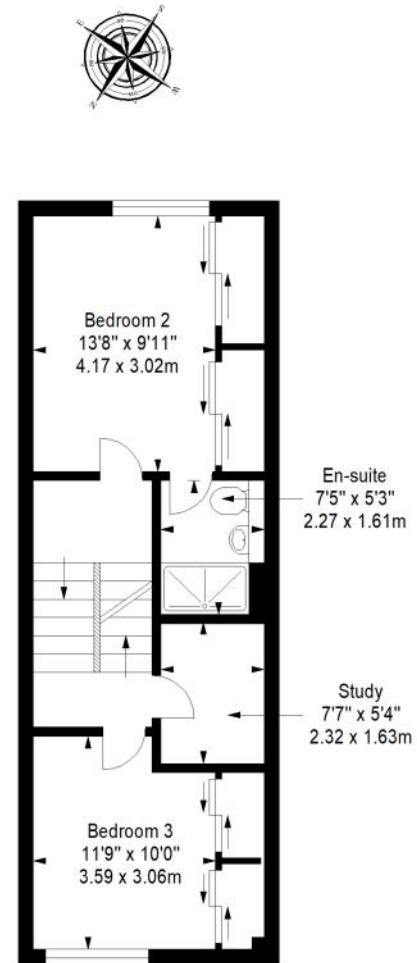
Ground Floor
Approx. 48.2 sq. metres (518.8 sq. feet)



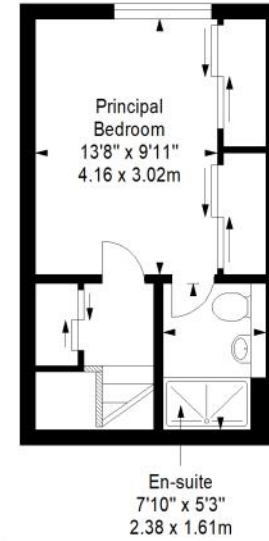
First Floor
Approx. 45.8 sq. metres (493.0 sq. feet)



Second Floor
Approx. 45.8 sq. metres (493.0 sq. feet)



Third Floor
Approx. 25.4 sq. metres (273.4 sq. feet)



Total area: approx. 165.2 sq. metres (1778.2 sq. feet)



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