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Flat 3, 17 Waterfront Gait, Granton, Edinburgh, EH5 1AD

Well-Presented, Two-Bedroom, Dual-Aspect, Second-Floor Flat

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Property Description

Well-presented, two-bedroom, dual-aspect, second-floor flat, set in a modern, factored, residential development. Located on a tree-lined avenue, in the popular Granton area, northwest of Edinburgh city centre.

Comprises an entrance hall, open plan living/dining room and kitchen, two double bedrooms and a family bathroom.

Features include an integrated kitchen, fitted bathroom suite, double glazing and gas central heating. In addition, there is high-quality flooring and good storage provision, including integrated wardrobes in both bedrooms.

The development includes a lift, a secure entry system, a communal courtyard, landscaped grounds, a secure, underground parking facility and a gym.

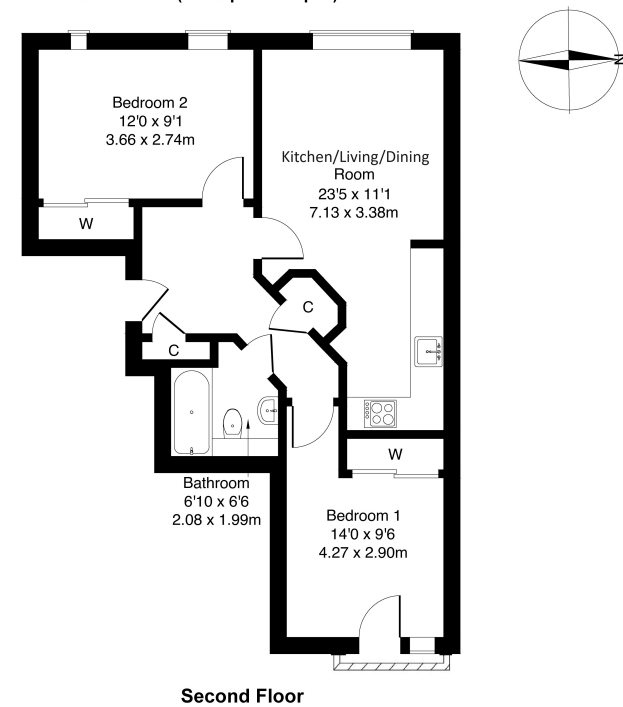
A spacious entrance hall, with generous storage, is finished with light, neutral decor and modern, wood-effect flooring. Enjoying plenty of light from a large, westerly-facing window, a well-proportioned room offers a versatile floor plan for both lounge and dining furniture and includes an L-shaped, modern, fitted kitchen. Fitted with cream units and wood-effect worktops, the kitchen also includes an integrated double oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a washing machine.

Set to either aspect, two double bedrooms include integrated wardrobe storage, with the main bedroom further benefiting from a glazed door opening onto a Juliet balcony.

Completing the accommodation, a good-sized bathroom includes a three-piece suite, a shower-over-bath, a ladder-style radiator and tiles splash walls.

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Approximate Gross Internal Area: (613 sq ft - 57 sq m.)



Second Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Granton lies approximately three miles north of the city centre, within easy reach of the fashionable Shore district and the Ocean Terminal shopping centre which includes a cinema and a range of popular restaurants. Within a couple of miles, there are several supermarkets, with Craighleith Retail Park offering additional shopping facilities. There are frequent public transport links from West Granton Road and Waterfront Avenue, to and from the city centre, with a direct Airlink service to the

Airport. Granton is undergoing significant development, including works at the Granton Marina which will include a new hotel, spa, and residences. With several gyms and leisure centres nearby, the area also lies close to the charming waterfront path and causeway, leading towards Cramond Island, offering an ideal route for joggers, dog walkers, and families. The area is home to the new Edinburgh College, and also offers well-regarded local schooling.





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