

Flat 18, 20 Granton Park Avenue North, Edinburgh, EH5 1GW

Light & Beautifully Presented, Two-Bedroom, Third-Floor Apartment with Private Balcony

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Property Description

Light and beautifully presented, two-bedroom, third-floor apartment, with a private balcony and views to Forth and Leith Docks. Forming part of a modern residential development in Edinburgh's Granton district, to the northwest of the city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a family bathroom.

Highlights include a stylish, fully integrated kitchen, modern bathrooms, and quality flooring. In addition, there is double glazing, district central heating, and excellent integrated storage.

West-facing living room and balcony with stunning sunset views over Waterfront Avenue and Granton Gas Holder park.

The development includes a lift service, a video entry system, a secured underground car park, a shared bike store, and shared garden/drying areas to the rear.

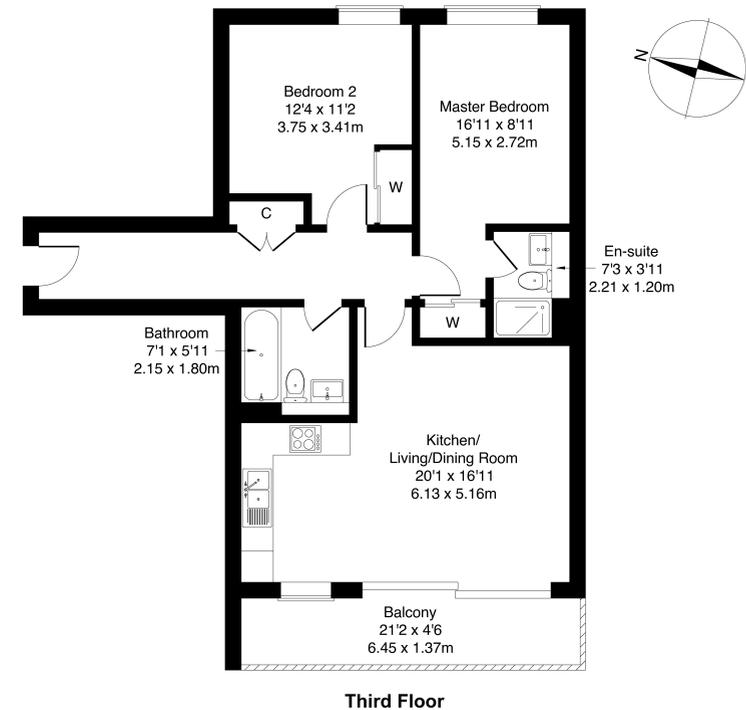
The welcoming entrance hall provides access to all rooms within the property and includes a convenient built-in storage cupboard to the left, ideal for everyday essentials. The living area is bright and well-proportioned, featuring attractive engineered wood flooring, a central light fitting and ample space for both relaxing and dining. Sliding doors open directly onto the balcony, allowing natural light to flood the room and creating an ideal setting for entertaining or unwinding. The open-plan layout flows seamlessly into the kitchen area, enhancing the sense of space. The kitchen is fitted with wood-effect worktops, continued engineered wood flooring, a stainless steel sink with drainer and a central light fitting. Integrated appliances include a fridge/freezer, washing machine, oven and electric hob with a canopy extractor above, offering both style and practicality.

The master bedroom is a comfortable and generously sized double room, complete with soft carpeted flooring, a central light fitting and a built-in wardrobe with sliding doors providing excellent storage. It further benefits from access to a modern en-suite. The second bedroom, also carpeted, is well-sized and features its own built-in wardrobe with sliding doors, making it ideal as a guest room, home office or additional sleeping space. Completing the property is a contemporary three-piece bathroom, finished with a tiled splashback surround, a central light fitting and a shower over the bath.



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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



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

Area Description

Granton is located about three miles north of Edinburgh's city centre, offering convenient access to the trendy Shore district and the Ocean Terminal shopping centre, which features a cinema and popular restaurants. Several supermarkets are nearby, and Craighleith Retail Park provides additional shopping options. Frequent public transport runs from West Granton Road and Waterfront Avenue to the city centre, including a direct Airlink service to the airport. The area also benefits from excellent connections to active travel routes (cycle paths), providing easy access to

Haymarket (around 20 minutes), St Andrew Square (20-25 minutes), Leith Walk (around 20 minutes), and the Shore (around 25 minutes). The area is experiencing significant development, notably at Granton Marina, which will include a new hotel, spa, and residential properties. With several gyms and leisure centres close by, residents can also enjoy the scenic waterfront path and causeway leading to Cramond Island, perfect for jogging, dog walking, and family outings. Granton is home to the new Edinburgh College and offers well-regarded local schools.





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