



## 37 Waterfront Avenue, Edinburgh, EH5 1JD

Three Bedroom, Ground-Floor, Main Door Duplex Flat with Garden & Balcony

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# Property Description

Light, spacious, and tastefully decorated throughout, this impressive three-bedroom ground-floor main door duplex apartment offers stylish modern living with the added benefits of a garden and balcony. Set within a peaceful, contemporary development in Edinburgh's popular Granton district, the property lies to the northwest of the city centre, offering excellent local amenities and transport links.

Comprises an entrance hallway, living room, dining/kitchen, utility room, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a stylish integrated kitchen and utility room, fitted bathroom suites, and extensive luxury flooring. In addition, there is double glazing, gas central heating, spot lighting, and super integrated storage.

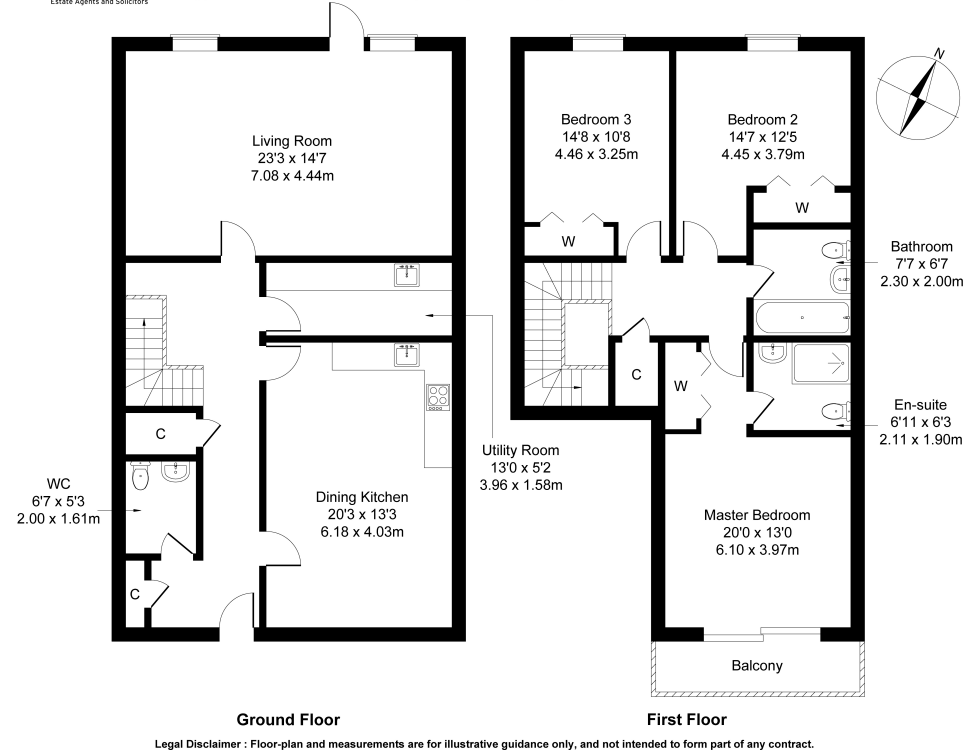
Externally, there is a southerly-facing first-floor balcony for the master bedroom, whilst a private patio garden includes a store shed. Set back from the main road with a tree-lined boulevard, the development includes unrestricted on-street parking and shared garden grounds.

A welcoming entrance hall affords access throughout the ground floor, including a convenient WC and storage cupboard. To the rear, a generous living room boasts French doors opening directly to the private garden – perfect for indoor/outdoor living and entertaining. There is ample space for both lounge and dining furniture, if desired. Set to the front, an exceptionally spacious kitchen is fitted with modern units and worktops, a tiled surround, a sink with a drainer, and a range of integrated appliances including a double oven, a five-ring gas hob, a fridge/freezer and a dishwasher. The kitchen also offers a versatile space ideal for casual dining and an additional lounge or breakfast area. Completing the ground floor, a large utility room provides excellent storage and laundry facilities, with matching kitchen units and an integrated washing machine.

Upstairs, the bright and airy master bedroom enjoys a sunny, southerly aspect and features a built-in wardrobe, a modern en-suite shower room, and patio doors opening onto a private balcony – a tranquil spot for morning coffee or evening relaxation. Two further double bedrooms are set to the rear, both offering built-in storage and stylish finishes. A contemporary, fully tiled bathroom with a modern three-piece suite and shower-over-bath completes the accommodation.

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**37 Waterfront Avenue, Edinburgh, EH5 1JD**  
Approximate Gross Internal Area: (1744 sq ft - 162 sq m.)



## 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 Craigleith 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

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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