



## Flat 2, 43 Waterfront Park, Granton, Edinburgh, EH5 1EZ

Light & Tastefully Presented, Two Bedroom, Modern, Second-Floor Flat

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# Property Description

Light and tastefully presented two-bedroom, second-floor flat, set in a modern, factored residential development, located on a tree-lined avenue, in the popular Granton area, north-west of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room and a kitchen, a double bedroom, a single bedroom, and a shower room.

Highlights include a modern kitchen with appliances, a stylish bathroom suite, Juliet balconies, and good storage provision. In addition, there is double glazing, gas central heating, a secure entry system and quality contemporary flooring in the hall.

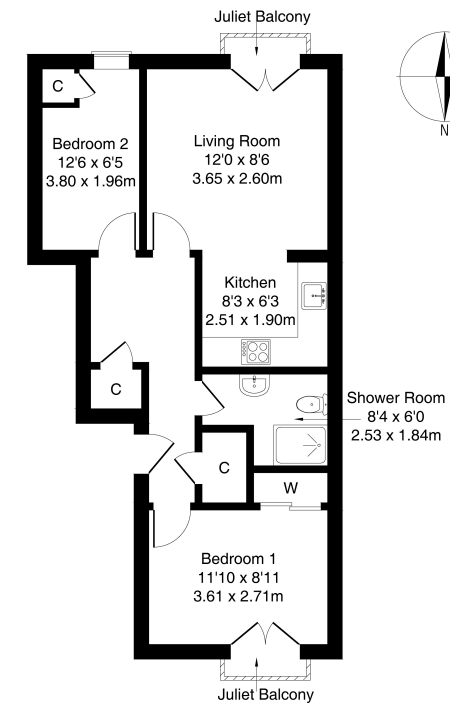
The development also includes a lift service, a communal courtyard, a concierge service, a communal gym, and a secure underground parking facility.

Giving access throughout, a welcoming entrance hall, with two storage cupboards, is finished with light, neutral decor and quality wood-effect flooring. Enjoying a south-facing aspect and filled with light from French doors opening onto a Juliet balcony, a front-facing living room offers space and flexibility for freestanding furniture.

Open plan to the living room, the kitchen is fitted with modern, wood-effect units, granite-effect worktops, a metro-tiled surround and a sink with a drainer. Appliances include an integrated oven, an electric hob with a canopy above, a freestanding fridge/freezer and a washing machine.

A well-proportioned double bedroom, with built-in wardrobe storage and a Juliet balcony, is set to the rear, whilst an additional bedroom, with a cupboard, is front-facing. Completing the accommodation, a contemporary shower room features a large shower enclosure, a WC and a basin set into storage.

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Approximate Gross Internal Area: (581 sq ft - 54 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 lies approximately three miles north of the city centre, and lies within easy reach of the fashionable Shore area and Ocean Terminal, providing facilities including a cinema, high-street shops, and a range of popular restaurants. Within a couple of miles there are a number of 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. The Granton area itself 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, 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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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