



Flat 17, 2 Merlin Avenue, Granton, Edinburgh, EH5 1FS

Immaculately Presented and Spacious Three-Bedroom, Fifth-Floor, Corner-Aspect Apartment

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Property Description

Immaculately presented and spacious, three-bedroom, fifth-floor, corner-aspect apartment, with balconies, affording superb views of the River Forth and Newhaven Harbour. Forming part of a modern, factored, residential development, enjoying an exclusive waterfront setting, at Granton Harbour, north of Edinburgh city centre.

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

Highlights include a high-spec fitted kitchen, with integrated appliances and granite worktops, stylish, upgraded bathrooms, contemporary flooring and lighting.

In addition, there is excellent storage provision, underfloor heating throughout and fibre optic media connections.

The apartment also enjoys a shared courtyard, a secure entry system, a lift and an allocated space in a secure underground parking facility.

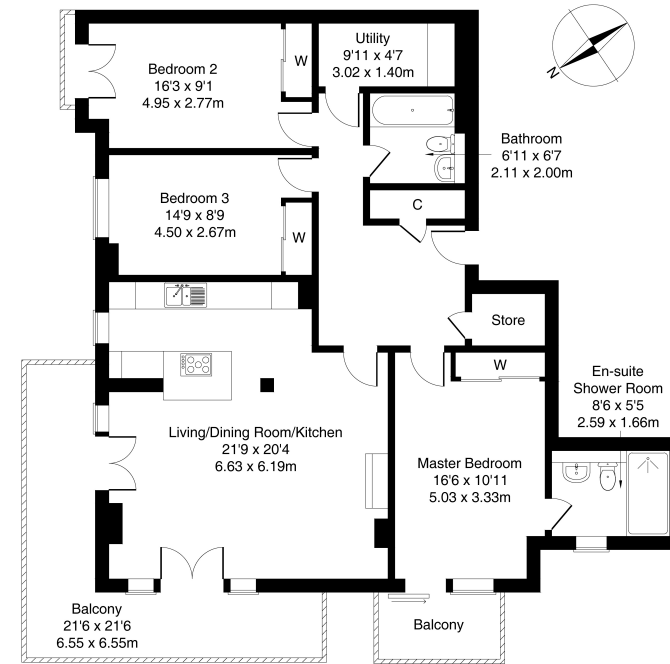
A spacious entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues into an open-plan kitchen/living/dining room. Corner-set, the impressively proportioned room enjoys generous floor-to-ceiling glazing which offers stunning harbour views and opens onto a wrap-around balcony. The versatile floorplan provides plenty of space for freestanding furniture whilst, zoned by a breakfast bar, a stylish, contemporary kitchen is fitted with neutrally-toned, gloss units and granite worktops. Appliances include an integrated oven, a five-burner gas hob, a stainless-steel canopy, a dishwasher and an American-style fridge/freezer, whilst a washing machine is separately housed in a handy utility room.

Three tastefully presented double bedrooms are carpeted for comfort and enjoy built-in wardrobe storage. Whilst the second bedroom is fronted by a Juliet balcony, the master bedroom opens onto a balcony and is accompanied by a modern, en-suite shower room.

Completing the accommodation, a bathroom comprises a contemporary three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.

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Approximate Gross Internal Area: (1227 sq ft - 114 sq m.)



First 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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