



Flat 10, 61 Waterfront Park, Edinburgh, EH5 1BA

Immaculately Presented, Two-Bedroom, Corner-Aspect, Third-Floor Flat with Balconies & Allocated Parking Space

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Property Description

Immaculately presented, two-bedroom, corner aspect, third-floor flat with private balconies, and an allocated parking space. Forming part of a modern residential development in the popular Granton area northwest of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, master bedroom with an en-suite, a further bedroom and a bathroom.

Highlights include a quality fitted kitchen with a full range of integrated SMEG appliances, luxury bathrooms and contemporary flooring. Ready-to-move-in, there is light tasteful decor, double glazing, gas central heating, and good storage space.

The development also provides a lift service, a communal courtyard, landscaped grounds, a secured entry system and a secured underground parking facility.

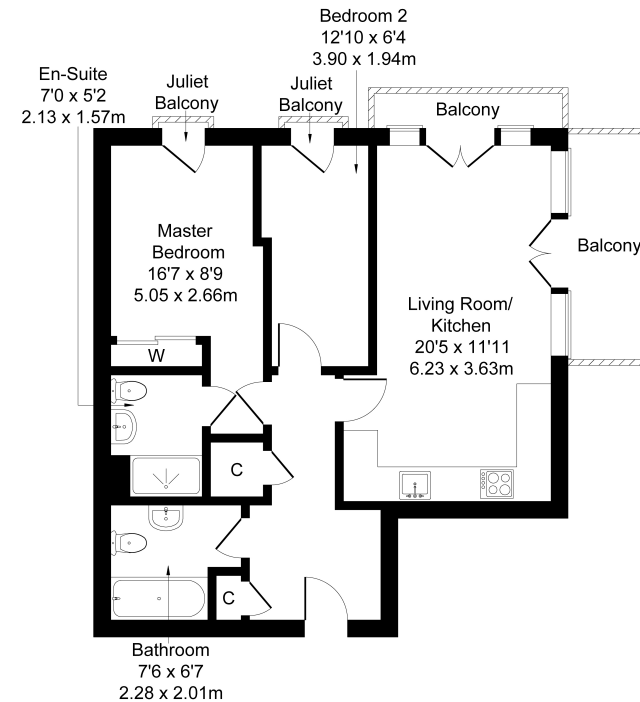
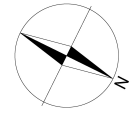
Giving access throughout, a welcoming hall space includes two store cupboards and a secured entry system. An impressive public room takes advantage of the property's corner aspect, with superb natural light from floor-to-ceiling windows and French patio doors leading to two balconies. A stylish kitchen is fitted with modern units and worktops, a tiled surround, a sink; and an integrated dishwasher, washing machine, fridge/freezer, microwave, oven and an induction hob.

A tastefully finished master bedroom features carpeted flooring, a wall-mount TV point, a built-in mirrored wardrobe, a Juliet balcony; and a generous en-suite shower room with a large integrated cubicle, a stylish sink, tiled splash walls and a ladder-style radiator. A flexible single bedroom also features carpeted flooring and a Juliet balcony. Completing the accommodation, set internally off the hall, the family-size bathroom is fitted with a contemporary suite, including a shower spray for the bath, tiled flooring and splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (624 sq ft - 58 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, 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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