



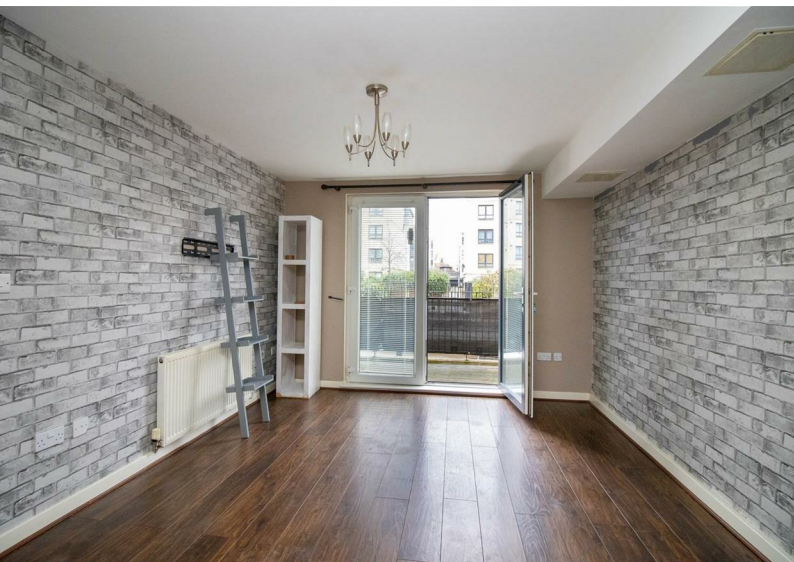
# BANNERMANBURKE

PROPERTIES LIMITED



**Flat 1, 13 Waterfront Gait, Edinburgh, EH5 1AD**

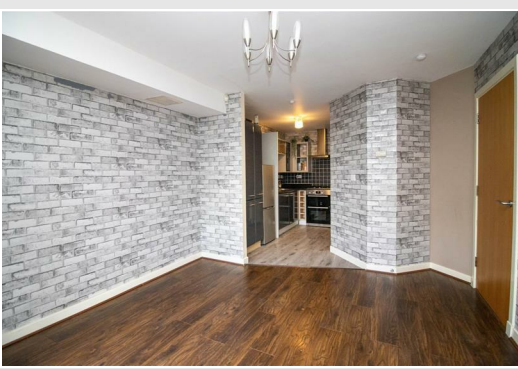
**Offers In The Region Of £165,000**





# Flat 1, 13 Waterfront Gait, Edinburgh, EH5 1AD

## Offers In The Region Of £165,000



■ HALLWAY ■ SITTING ROOM WITH PATIO DOORS TO A PRIVATE BALCONY ■ WELL EQUIPPED KITCHEN ■ BEDROOM WITH DOORS TO THE PRIVATE BALCONY ■ BEDROOM WITH DOORS TO A SECOND PRIVATE BALCONY ■ BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ PRIVATE UNDERGROUND PARKING ■ SHARED COURTYARD ■ EPC RATING C

A wonderful opportunity has arisen to purchase this ground floor modern flat in Granton, a short walk to Silverknowes Esplanade and beach and on a good bus route to the city centre. Offered for sale in excellent order with stylish and contemporary kitchen and bathroom fittings and gas central heating. A private balcony and patio areas offer alfresco dining and underground off street parking is a great advantage. Ideal first time buy, buy to let opportunity or holiday home investment.

### Location

Waterfront Gait is located in a quiet part of Granton, approx 3 miles to the north of the city centre. There are lots of local amenities nearby including, Crammond Beach which is a 10 minute walk away along with Pure Gym and Silverknowes Golf Course. A variety of shops and restaurants are located in the nearby Granton Road, Newhaven Road and Goldenacre. The property is also within a short drive of both Inverleith Park and The Royal Botanical Gardens.

### Directions

For the exact location use the following What3Words: fast.frozen.solve

### The Property

A secure entry system provides access to a well maintained communal entrance hallway that provides access to 13/1, which is the sole property on the ground floor. The entrance hall of the property is decorated in green with laminate flooring and

all accommodation is accessed from here. Wall mounted secure entry phone system, central heating radiator and ceiling light.

The living room is bright and airy and located to the front with patio doors to a private balcony and patio area and open plan to the well equipped kitchen. Ample floor and wall units with good work surface space and tiling to the splashback areas. Integrated double oven and four burner gas hob with extractor above, circular sink and drainer, space for free standing fridge freezer and integrated washing machine.

Both bedrooms are a good size and both have access to private patio areas which is a lovely feature. A built in wardrobe in the master bedroom provides hanging and shelving and both have central heating radiators, double glazed windows and are decorated in neutral tones.

The bathroom comprises of a 3pc suite of wash hand basin, WC and bath with shower above and is tiled to full height around the bathing area in a neutral tile.

13/1 Waterfront Gait is in excellent order and must be seen to fully appreciate.

### Room Sizes

SITTING ROOM 3.66 x 3.43

KITCHEN 2.86 x 1.80

DOUBLE BEDROOM 3.03 x 2.94

DOUBLE BEDROOM 2.82 x 2.10

BATHROOM 2.12 x 1.98



## Externally

13/1 Waterfront Gait benefits from a large balcony/patio area that can be accessed from either the living room or second bedroom and a further private patio accessed from the main bedroom. There is a communal courtyard to the rear also and allocated underground parking as well as ample on street parking.

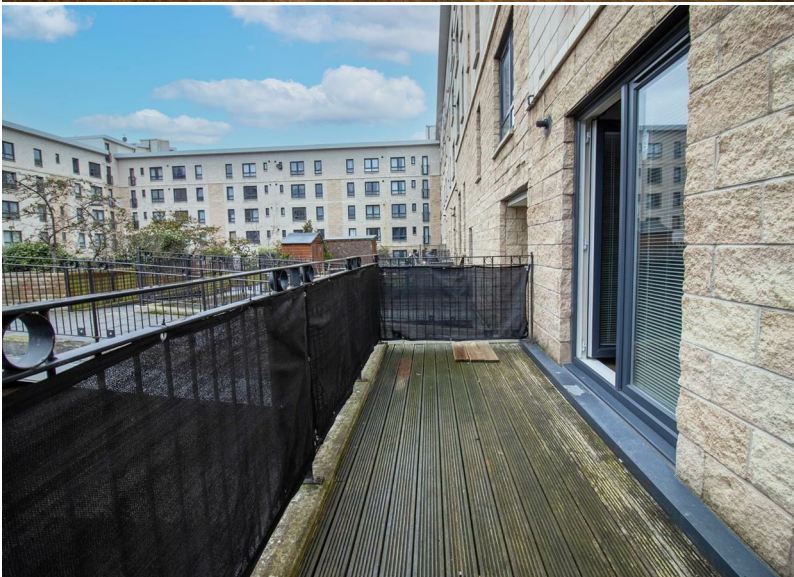
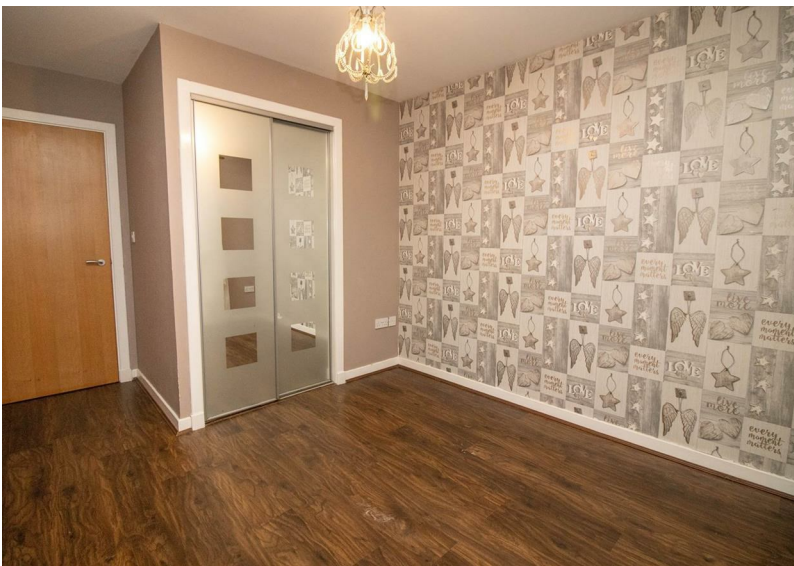
## Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

### Services

Mains drainage, water, gas and electricity.





Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



13/1 WATERFRONT GAIT, EDINBURGH

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