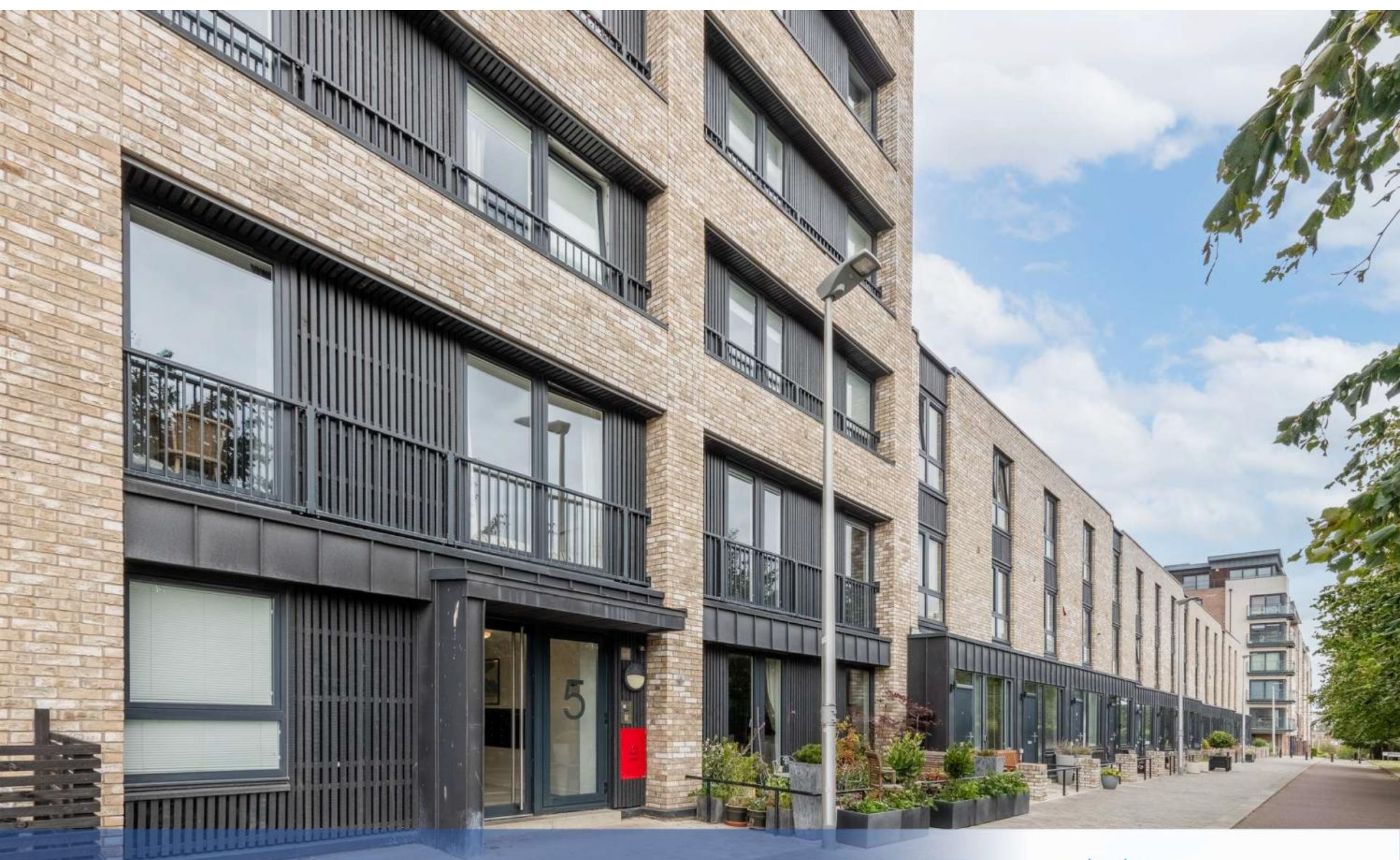




Flat 7, 5 Waterfront Avenue, Granton, Edinburgh, EH5 1RT
Offers Over £230,000



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This stylish first-floor apartment offers contemporary living in a vibrant and evolving waterfront location. At the heart of the home is a bright, open-plan kitchen, dining, and living area, designed with modern lifestyles in mind.

Large windows flood the space with natural light, while the layout provides ample room for a dining table and comfortable seating.

The sleek, well-appointed kitchen comes complete with integrated appliances, combining style with everyday functionality.

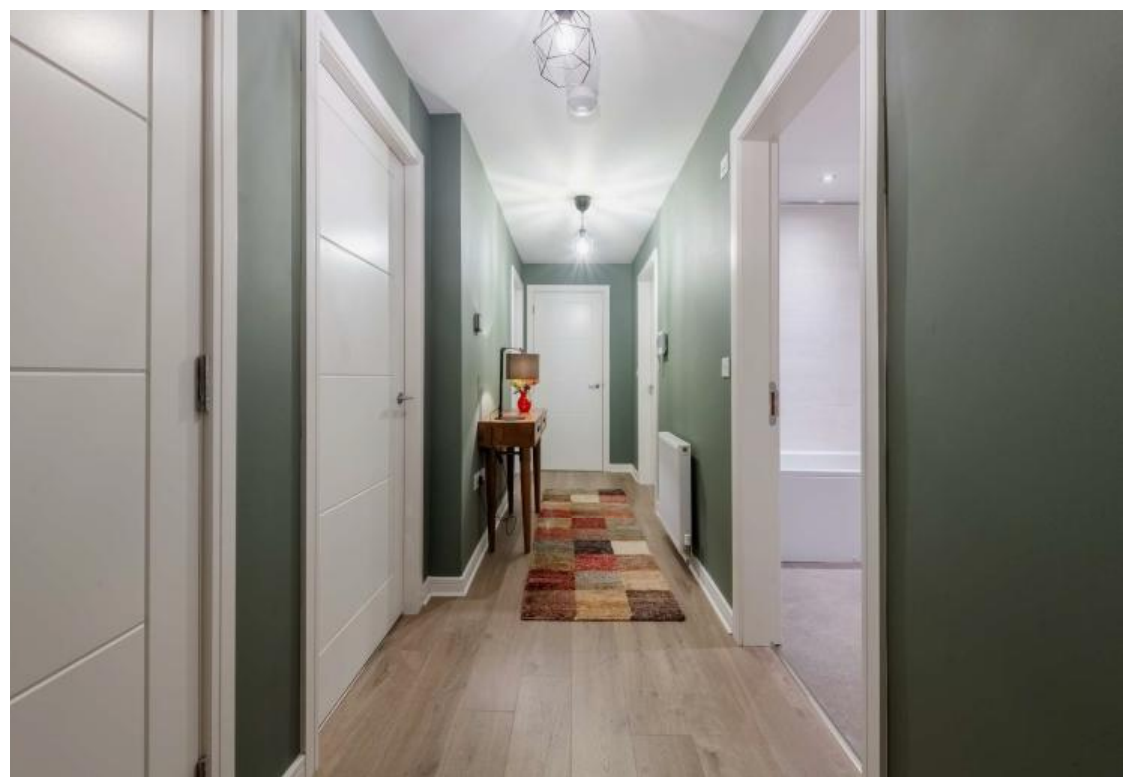






Two generous double bedrooms are located off the main hallway, one of which benefits from its own private ensuite shower room.

A separate, fully equipped main bathroom serves the rest of the home, offering a high-quality finish and modern fittings.





The property also includes secure residents' parking, a dedicated bike shed, and access to well-kept communal grounds, adding both practicality and a touch of greenery to the setting.



Situated in a prime location close to scenic waterfront walks, local amenities, and excellent transport links, this home blends contemporary style with easy access to all that Edinburgh has to offer.



7/5 Waterfront Avenue
Edinburgh EH5 1RT
Approx. Gross Internal Area:
835 Sq Ft (77.6 Sq M)
For identification purpose only. Not to scale.
www.wear96.com



Edinburgh's Waterfront District is a vibrant, evolving area along the Firth of Forth, stretching from Leith to Granton, where former docklands and industrial sites are being transformed into modern homes, green spaces, and leisure facilities. Residents enjoy scenic coastal walks, cycle paths, and striking views across the water, alongside easy access to cafés, shops, and the cultural buzz of nearby Leith. Excellent transport links, including buses and the new tram extension, connect the area to the city centre, while ongoing regeneration promises further amenities and growth, making it an increasingly attractive choice for those seeking contemporary living in a waterfront setting.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.