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Offers Over
£160,000

8/3 Waterfront Gait

Granton | Edinburgh | EH5 1EP

A superb second floor flat in an established modern development, popular with first time buyers and professionals benefitting from underground parking, fitness centre, landscaped gardens and concierge service.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Shared garden
-  Underground parking
-  EPC Rating – B
-  Council Tax Band – C



Description

The accommodation is presented to the market in walk in condition and comprises; secure entrance with stair and lift access to all floors, welcoming hallway with useful storage, light and airy reception/dining room with Juliette balcony, stylish fitted kitchen with a range of modern base and wall mounted units with co-ordinating work surfaces/splash backs, two well-proportioned double bedrooms (one of them with fitted wardrobes) and bathroom with three piece suit and electric shower over bath. Further benefits include gas central heating and full double glazing.



Extras

The integrated oven, hob and cooker hood are to be included in the sale along with the washing machine, fridge freezer, curtains and light fittings.

Gardens, Secure Parking and Factors

The attractive communal landscaped courtyard is well-maintained with potted shrub and flowerbeds. There is secure underground parking with unrestricted spaces and further unrestricted on-street parking available within the surrounding area. There is also use of a private onsite gym. The development is managed by James Gibb for a monthly fee of approx. £140 which includes buildings and lift insurance and maintenance, stair cleaning and maintenance, landscaping, use of the gym/fitness centre and a concierge service.

Viewing

Please contact Neilsons on 0131 625 2222





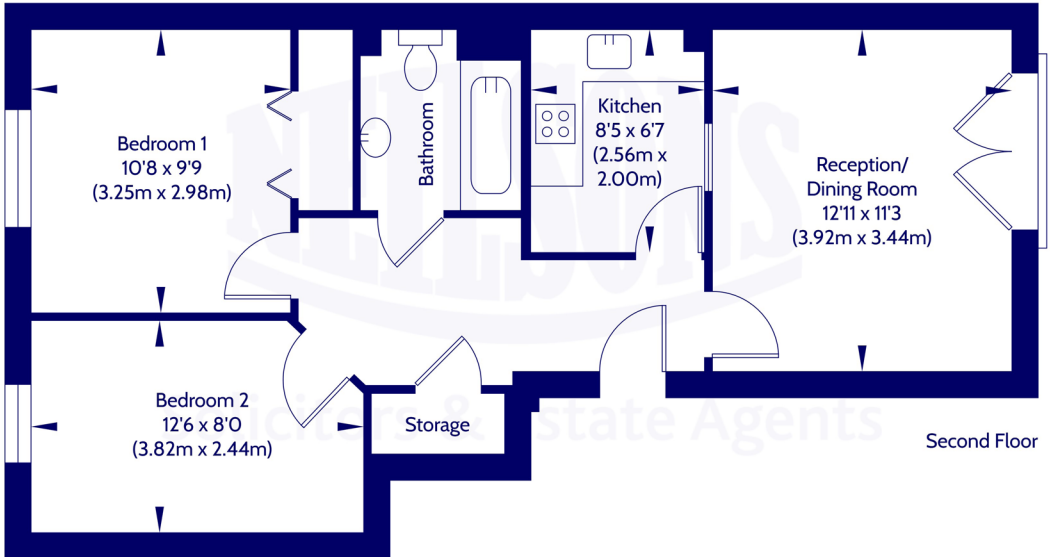
Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym a short walk from the property. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 52.85 Sq M / 569 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

