



Solicitors & Estate Agents











Offers Over

£175,000

5/24 Waterfront Avenue

Granton | Edinburgh | EH5 1RT

A fantastic opportunity has arisen to purchase this impressive, 1 bedroom third floor apartment forming part of a modern development, situated within the residential area of Granton, close to excellent transport links and local amenities.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift/Stair Access
-  Communal Grounds
-  Residents Parking
-  EPC Band - B
-  Council Tax Band - C



Description

Internally, the property is presented in true move-in condition while briefly comprising of; secure entry system, lift and stair access to all floors, welcoming entrance hallway with useful storage, bright and spacious reception/ dining room with lovely sea view, open plan modern fitted kitchen with appliances, spacious double bedroom with fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer and integrated dishwasher.

Gardens and Parking

The development is surrounded by well maintained communal grounds. There is a residents car park at the rear of the development, as well as on-street parking within the surrounding area.

Factor

The development is managed by RMG for a monthly fee of approx. £75. This includes the maintenance of communal grounds, lift, stair cleaning and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

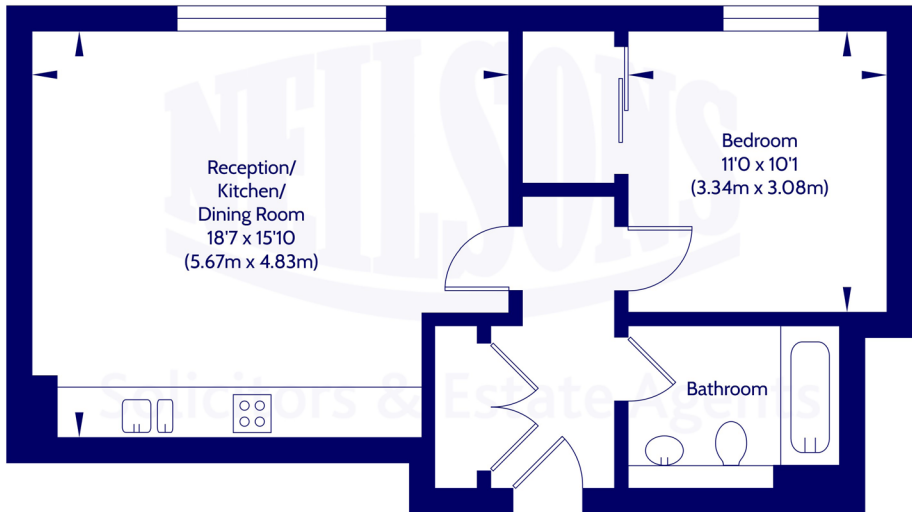
The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. Ainslie Park Leisure Centre is a short walk away and there are local shops within Granton itself including Morrisons, with more extensive amenities found in neighboring Leith and Inverleith. 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. 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 51.21 Sq M / 551 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ 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

