



Flat 3, 4 Waterfront Gait, Granton, Edinburgh, EH5 1EP





## Welcome

Welcome to Waterfront Gait, this delightful two bedroom first floor apartment offers a contemporary and stylish living space, perfect for those seeking comfort and convenience. The property also benefits from gas central heating, double glazing, communal garden grounds including a courtyard to the rear, a gym, bike stores and there is underground residents parking with fob access as well as more than adequate on-street parking to accommodate for visitors.



- Reception hallway, storage cupboard housing the boiler.
- Front facing living room.
- Fully equipped kitchen with a range of wall and base units along with integrated appliances.
- Two double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Residents parking with fob access, further on street parking available



## Granton

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Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour Asda superstore at Newhaven, a Sainsbury at Craighleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.

## Extras

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The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.





# Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

