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Flat 10, 8 Marine Drive,

Edinburgh. EH5 1FD



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2



1



EPC

B



FREEHOLD

Description

An excellent opportunity has arisen to acquire this beautifully presented third floor apartment with private balcony and lovely open views, forming part of an established modern development. The accommodation comprises a welcoming entrance hall, dual aspect living room, fitted kitchen with integrated oven, hob & hood, free standing fridge freezer and washing machine, two good sized double bedrooms both with fitted wardrobes and bathroom with white suite with mains operated over the bath. This fantastic property benefits from lift access, secure underground parking, gas central heating and double glazing. This property will appeal to a variety of buyers and viewing highly recommended.

Factoring

The development is managed by The Element Factors and a monthly fee of approximately £130 is payable, which includes building insurance.

Location

Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike. Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. The development is situated next to Granton Harbour, offering views of the Firth of Forth and opportunities for leisure activities along the promenade. Forthquarterm Park provides another pleasant destination for a Sunday afternoon walk. Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. Ainslie Park Leisure Centre is a short drive away and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria, and bar.

Extras

All fitted floor coverings, integrated oven, hob & hood, free standing fridge freezer and washing machine in the kitchen.

Features

- Entrance hall
- Living room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Private balcony
- Gas central heating
- Double glazing
- Good storage facilities
- Lift access
- Communal garden grounds
- Secure underground parking
- EPC rating - B
- Council Tax Band - C
- Tenure - Freehold







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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