

# KILGOUR

PROPERTY



**5/25 Waterfront Avenue, Edinburgh EH5 1RT**







- Lounge/Open Kitchen
- Dining Area
- 2 Bedrooms (Master En Suite)
- Bathroom
- Central Heating
- Double Glazing
- Communal Gardens and Grounds
- Allocated Parking
- Secure Entry
- Lift
- Factor fee £80 pcm approx at point of sale
- Council Tax – Band D
- EPC – Band B

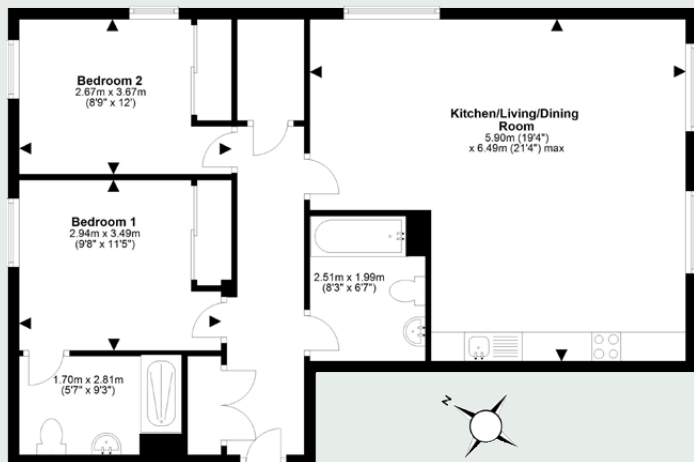
Viewing by appointment through selling agent on 0131 273 5233

## Description

A stylish and very well presented apartment located in a sought after and popular residential location close to amenities and very well placed for commuting. The property has central heating and is double glazed and has fantastic open views across to Fife, Edinburgh Castle & Arthur Seat. There is covered and secure bike store and also allocated visitor parking. Entrance into the building is gained via a secure entry system and there is a lift giving access to all floors. There is an allocated parking space to the rear of the building.

## Location

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 at Newhaven, a Sainsbury at Craigleith. Lidl and Morrisons are also nearby. 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.

1 2 2 B  
A  
B  
C  
EPC BANDD  
COUNCIL TAX BAND

Lounge/Open Plan Kitchen	21'4 x 19'6	6.49 x 5.90m
Bedroom 1	11'5 x 9'8	3.49 x 2.94m
En Suite	9'3 x 5'7	2.81 x 1.70m
Bedroom 2	12'0 x 8'9	3'67 x 2.67m
Bathroom	8'3 x 6'7	2.51 x 1.99m









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