



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 31, 5 Waterfront Avenue

Granton, Edinburgh EH5 1RT

Flat 31, 5

Waterfront Avenue

Forming part of an exclusive development on the sought-after Granton Waterfront, this tremendous fifth floor apartment offers a fabulous home with exceptional views from every room - the Fife coastline, Arthurs Seat and the Pentland Hills. Finished to an impeccable standard, the property boasts flawless décor and secure residents parking.

Accessed via a secure video entry system and a communal foyer (with stair and lift access), the front door opens into a generous hall with two large cupboards (one housing the washing machine). Continuing through the hall you reach the heart of the home: the impressive open-plan lounge/diner/kitchen. Boasting a prime corner spot, the space offers a dual aspect making the most of the stunning views and light floods the space with a south-facing aspect. Neatly tucked along one wall is a stylish kitchen, replete with fully integrated appliances. The generous lounge/dining area is an exceptionally versatile space that would lend itself to endless configurations.



Property Summary

- Central city location, in sought-after Granton
- Modern fifth floor apartment
- Bright & airy open-plan living room, dining & kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Stylish three-piece bathroom
- District gas central heating & double glazing
- Landscaped grounds
- Secure allocated parking space & secure bike store
- EPC Rating - C | Council Tax Band - D

Home Report Value - £ 250,000





Stylish
apartment
with stunning
views from
every room





Returning to the hall, the spacious master bedroom is beautifully presented, is enhanced by built-in wardrobes and a gleaming en-suite shower room featuring a double shower enclosure. The second double bedroom enjoys a dual-aspect with views over the Firth of Forth and benefits from built-in wardrobes. The pristine three-piece bathroom comprises a modern bath with shower fitted over, wall-hung basin and a WC.

Externally, there are landscaped grounds, secure bike store, ample free on-street parking and a secure allocated parking space.

Development is factored by RMG, with an approximate quarterly charge of approx. £300, this covers maintenance of the communal areas, lift and blocks building insurance.

Extras: fitted floors, blinds, washing machine and all integrated kitchen appliances, to be included in the sale.

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dream property!



RALPH SAYER
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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location



VIEW OF ARTHUR'S SEAT AND CASTLE FROM FLAT

Granton lies approximately three miles north of the city centre, within easy reach of the fashionable Shore district and the Ocean Terminal shopping centre which includes a cinema and a range of popular restaurants. Within a couple of miles, there are several supermarkets, with Craighleith Retail Park offering additional shopping facilities. The Pitt is 5 minutes away on Granton Beach and has a variety of food and drinks traders. It hosts a lot of music and arts events and also has an outdoor sauna. There are frequent public transport links from West Granton Road and Waterfront Avenue, to and from the city centre, with a direct Airlink service to the Airport. The flat is very well connected with the cycle path network and Waterfront Avenue is the proposed route for the Tram extension.