



RALPH SAYER
SOLICITORS & ESTATE AGENTS

25/3 Waterfront Gait

Granton, Edinburgh EH5 1AD

25/3 Waterfront Gait

Forming part of a modern development in Granton, this stylish first floor apartment offers a fabulous home close to Silverknowes beach on the banks of the Firth of Forth, yet conveniently close to local amenities and great transport links. Beautifully presented, the property boasts stylish décor and residents parking.

Access is via a secure entry system, the front door opens into a generous hall with built-in cupboard. The heart of the home is a sunny open-plan lounge, diner and kitchen, which enjoys a south-west facing aspect and overlooks the central courtyard. Neatly tucked to the rear is a stylish kitchen, with appliances included. There are two beautifully presented double bedrooms, enhanced by built-in wardrobes and they share a pristine three-piece bathroom comprising a modern bath with shower fitted over, wall-hung basin and a WC.



Property Summary

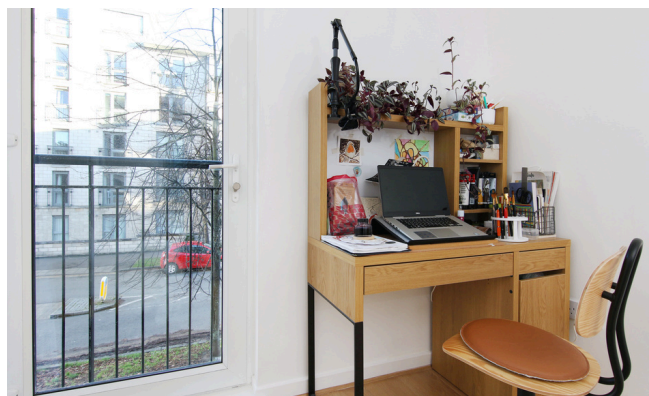
- Close to Silverknowes beach and the banks of the Firth of Forth
- Modern first floor apartment
- Bright & airy open-plan living room, dining & kitchen
- Two double bedrooms with built-in wardrobes
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Communal central courtyard
- Allocated parking space in underground parking area (access from courtyard)
- EPC Rating - C | Council Tax Band - C

Home Report Value - £ 180,000





Stylish
apartment
close to
Silverknowes
beach





Externally, there is a central courtyard area shared with flat and which offers access to underground parking area. Additionally, there is a small play area with-in development.

Underground parking area comes with one allocated parking space.

Development is factored by Hacking & Paterson, with a monthly charge of approx. £100, this covers cleaning and maintenance of the communal areas, and blocks building insurance.

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

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

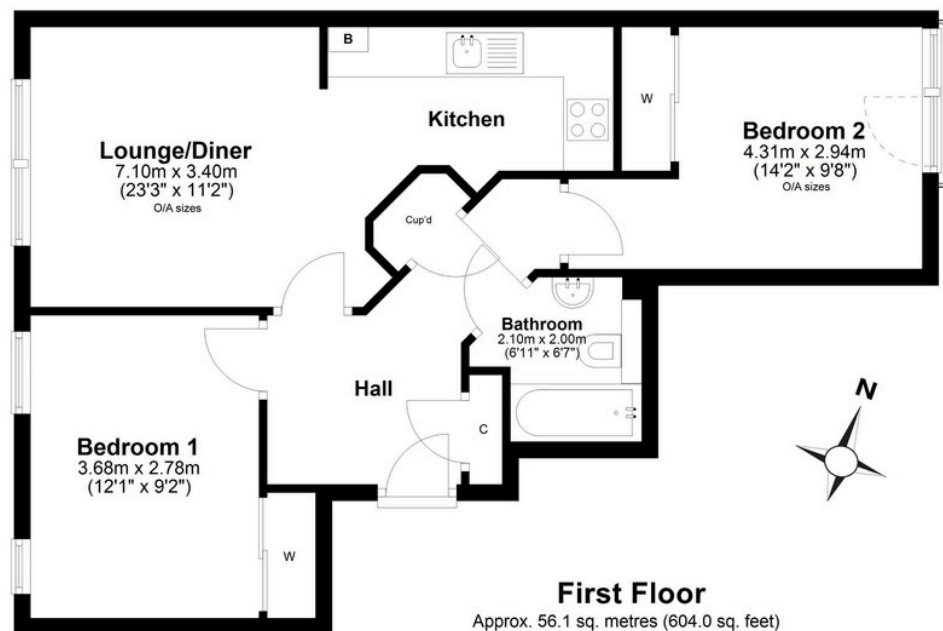


CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

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



Waterfront Gait is located in Granton. Granton is approximately three miles north of the city centre, on the banks of the Firth of Forth, close to Silverknowes beach and the picturesque Cramond village. Granton harbour, boasts two yacht clubs, and the Pitt at Granton beach, hosts a variety of street food traders along with a lot of music and arts events. The fashionable Shore district is also within easy. A Morrisons is within walking distance, and Craigmile Retail Park offers additional shopping facilities. There are frequent public transport links, with a direct Airlink service to the Airport. It is also, well connected to the cycle path network.