



Flat 27, 5 Waterfront Avenue
GRANTON | EDINBURGH | EH5 1RT


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solicitors & estate agents



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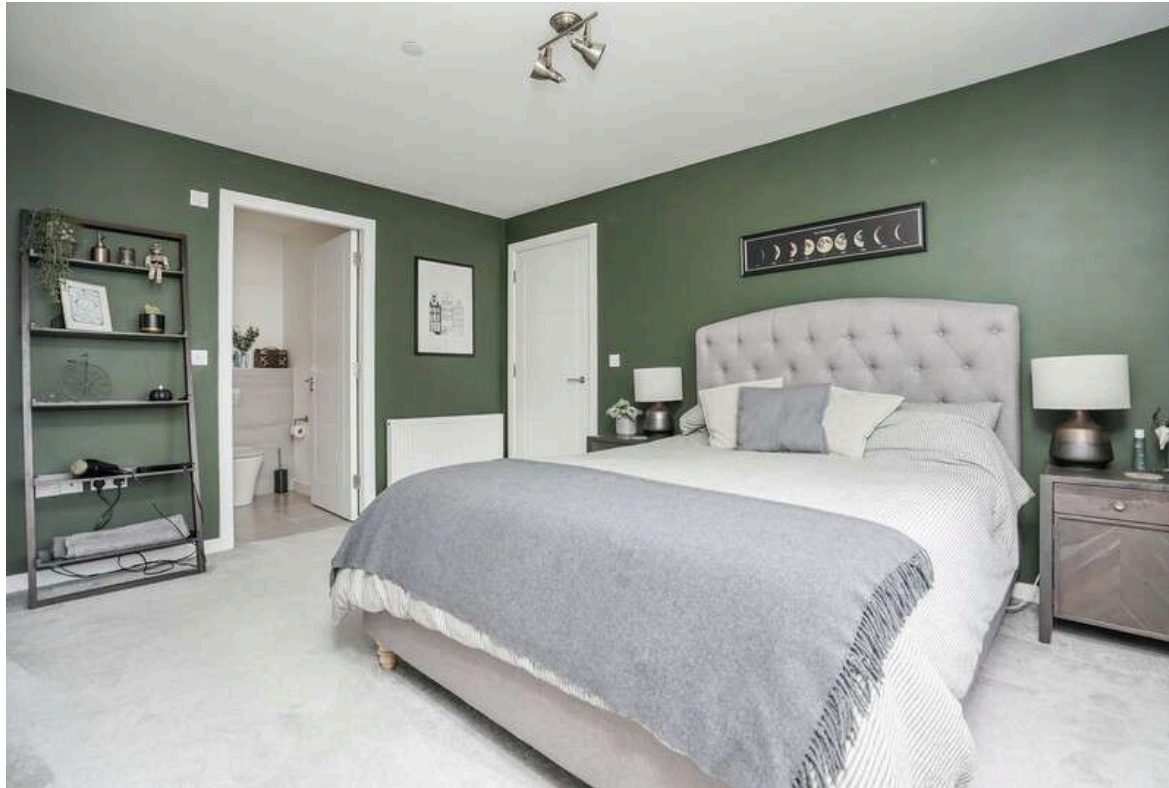
A fabulous and rarely available fourth floor apartment, occupying a prime position on this striking contemporary development conveniently placed for a good range of amenities and excellent transport links.

This stunning property has been finished to a high specification and boasts large windows allowing plenty of natural light, ultra-modern and immaculately presented interior with many eye-catching finishing touches and effortlessly styled decor throughout. The main living area falls naturally into leisure, dining and cooking zones and is a very sociable space with direct access onto a private west-facing balcony, perfect for outside entertaining.

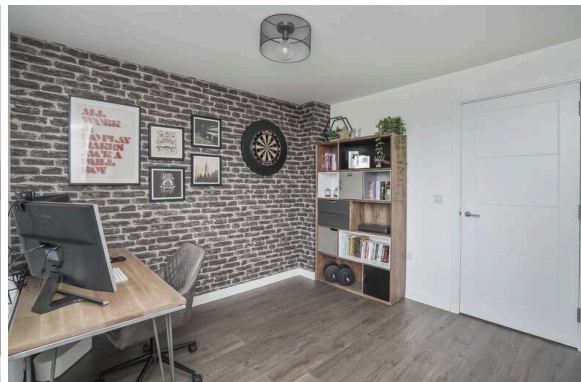
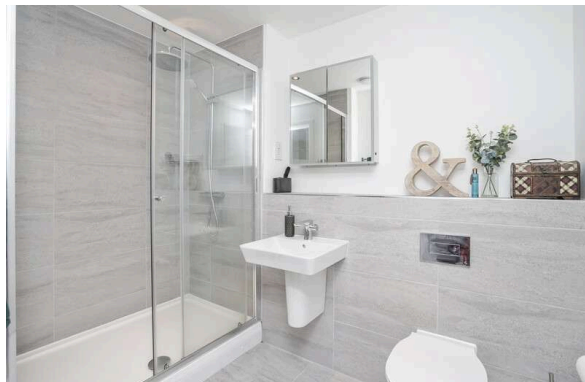
- Welcoming reception hallway with fitted storage
- Superb living/dining/kitchen with patio door opening onto the covered balcony
- Master bedroom with twin fitted wardrobes offering extensive storage and en-suite featuring double sized shower enclosure
- Double bedroom 2 with built-in wardrobe
- Bathroom comprising a white suite and shower attachment
- Double glazing
- Communal gas central heating system
- Video entry phone system
- Lift
- Communal landscaped gardens
- Secure allocated parking space

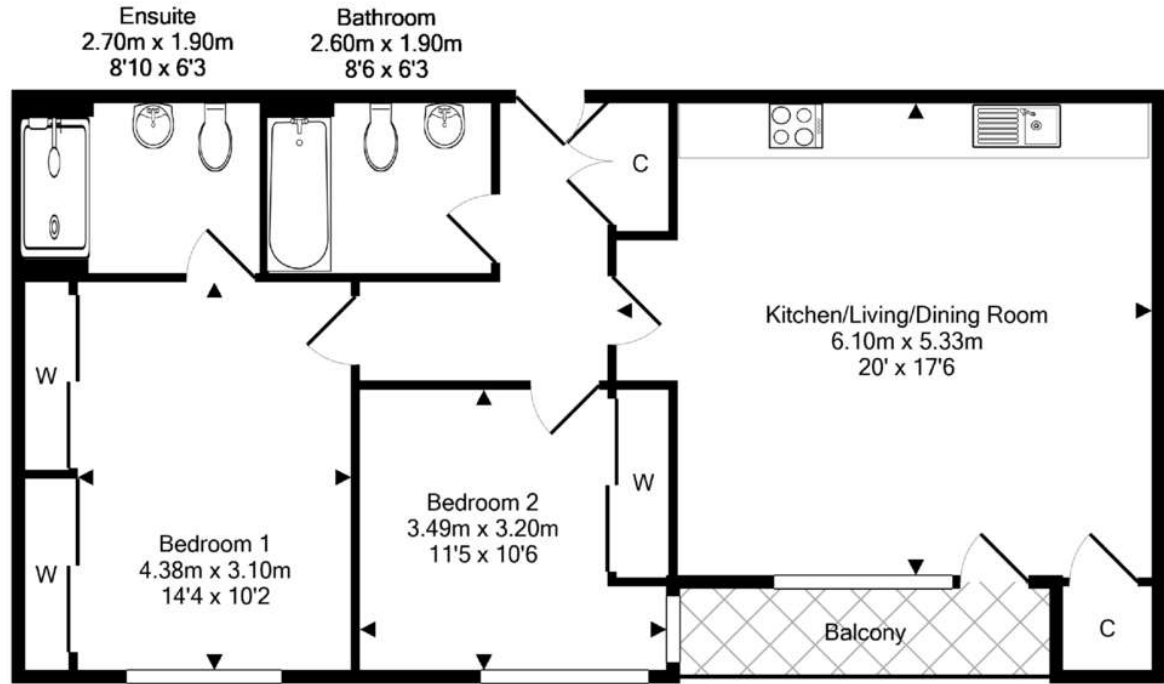
The fitted floor coverings, oven, hob, cooker hood, washing machine and fridge/freezer are included, whilst many items of furniture may be available by separate negotiation. EPC Rating B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the north of Edinburgh in the Granton Waterfront area, with a picturesque view of the Firth of Forth and nearby marina. Shopping is well catered for, with Morrisons Superstores available nearby at Waterfront Broadway and Ferry Road. There is also a 24-hour ASDA at Newhaven, plus further options at Ocean Terminal or Craigmile Retail Park. Leisure facilities include a Pure Gym within walking distance, David Lloyd Health Club and a choice of golf courses. There is also a cycle path with access to most of Edinburgh, including the beachfront route to Cramond or Trinity Path to central locations. Schooling is available from nursery to senior level, with Edinburgh College nearby. Regular bus services are available to the Leith Shore and City Centre, and quick access is afforded to the Forth Road Bridge and City Bypass.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2021