



8/6 Marine Drive  
GRANTON | EDINBURGH | EH5 1FD

  
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## 8/6 Marine Drive

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Set on a quiet street in the heart of Granton moments from the waterfront, excellent amenities and quick transport links is this immaculately presented second floor apartment. Boasting secure underground parking, lift access, a balcony, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, a bright open plan lounge/kitchen with balcony and generous dining space, two well-proportioned double bedrooms both with built-in mirrored wardrobes and the flat is completed by a new luxury shower room.

- Modern apartment in move-in condition
- Secure underground parking
- Private balcony
- Welcoming hallway with storage
- Stylish open plan lounge/kitchen
- Two double bedrooms
- Luxury shower room
- Gas central heating
- Double glazing

Factoring fee approx £150 per calendar month.

All fixtures, fitting, integrated appliances and floor coverings will be included in the sale. EPC Rating B.

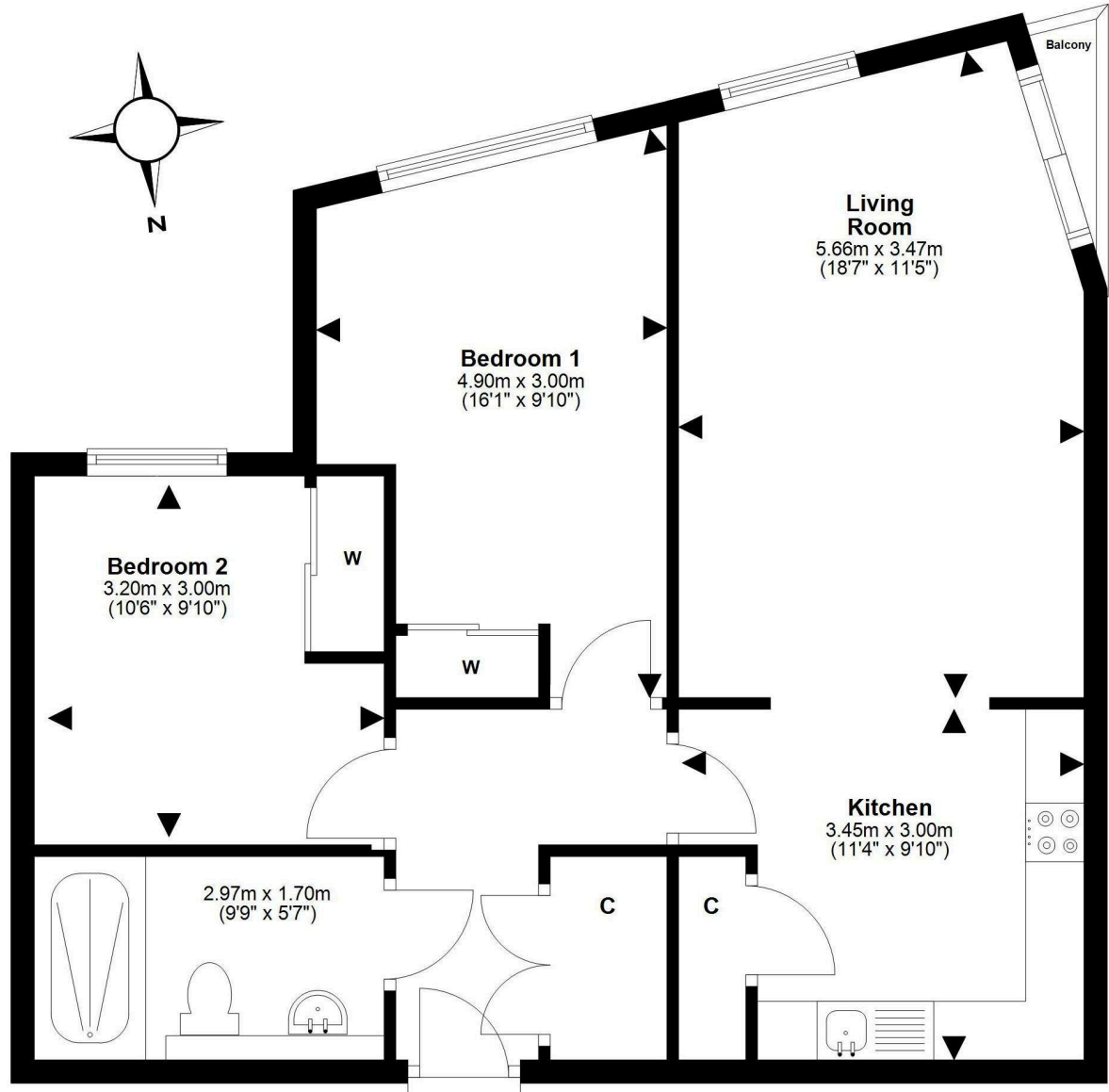
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Granton in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craigleith and Morrisons off the Ferry Road. 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.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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