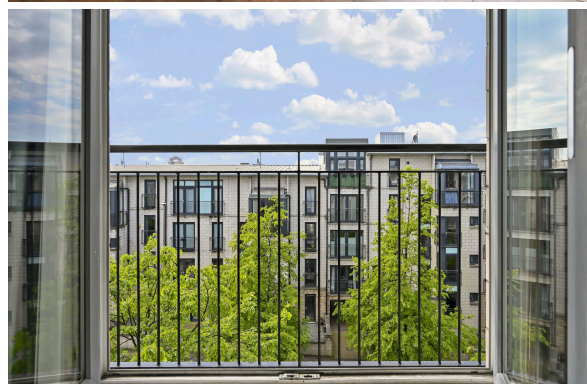




10/8 Waterfront Gait
GRANTON | EDINBURGH | EH5 1EP


warners
solicitors & estate agents



10/8 Waterfront Gait

GRANTON | EDINBURGH | EH5 1EP

Set in a quiet, modern development in the heart of Granton surrounded by communal grounds with ample underground and on street parking is this stunning top floor two-bedroom apartment that is moments from excellent amenities, quick transport links and vast open green spaces.

The accommodation comprises a welcoming entrance hallway with a generously sized storage cupboard, a spacious living room with a Juliet balcony, a fully fitted kitchen that currently comprises a fridge/freezer, induction hob, oven and fan and washing machine. There are two well-proportioned bedrooms and the flat is completed by a stylish shower room with a double waterfall shower and a heated towel rail. The property also benefits from communal grounds, underground/on street parking and a bike store. Early viewing is highly recommended!

- Modern top floor two-bedroom apartment
- Underground parking, Communal grounds & Bike store
- Welcoming hallway
- Fully fitted kitchen
- Spacious living room with Juliet balcony
- Two well-proportioned bedrooms
- Stylish shower room

Energy Rating B, Council Tax Band C.

Factor fee in place with James Gibb, approx. cost of £120 per month.

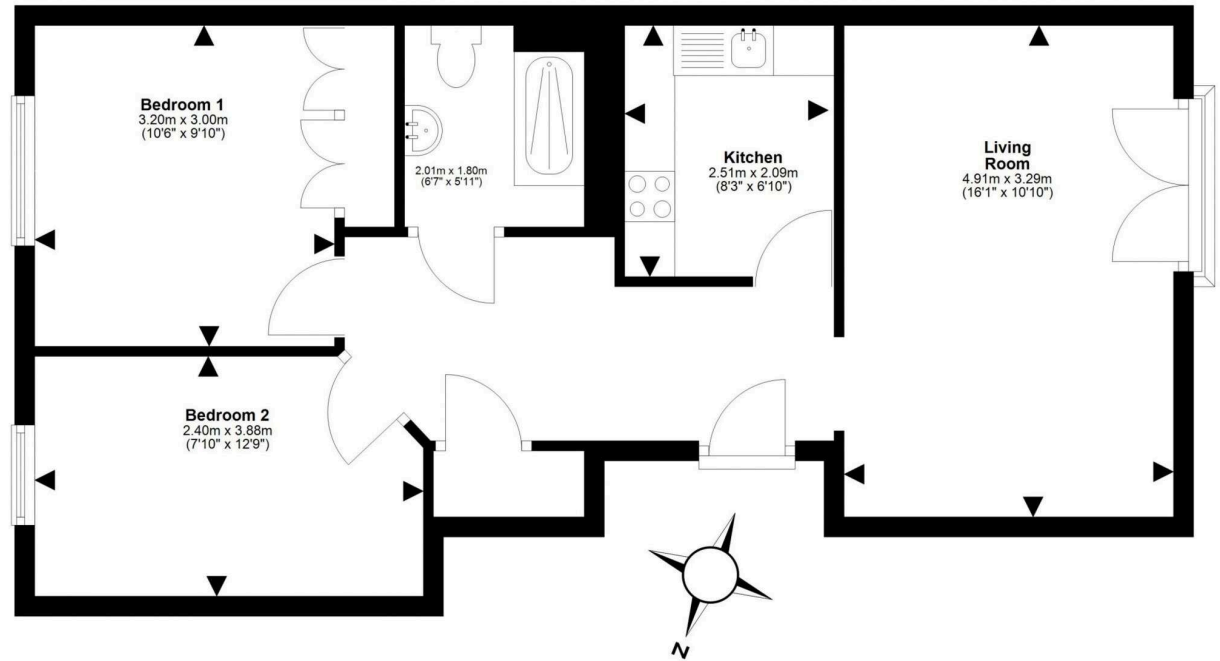
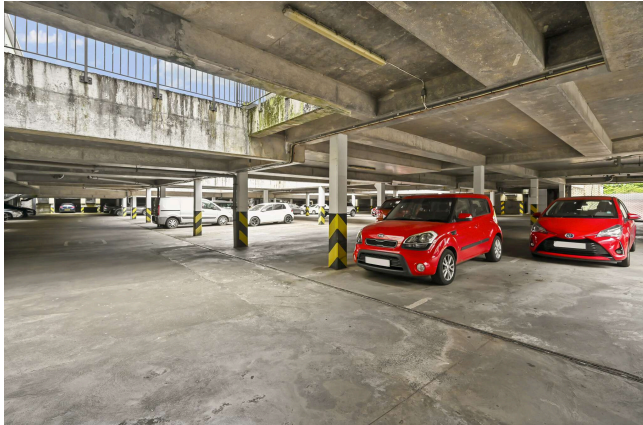
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, integrated appliances and blue Ikea Pax wardrobe will be included in the sale.

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 Craighleith 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.





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