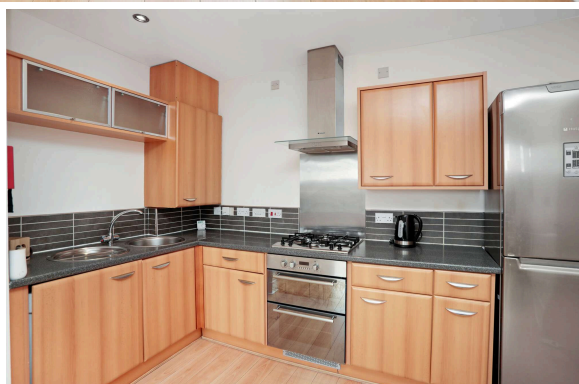




51/11 Waterfront Park,
GRANTON | EDINBURGH | EH5 1BA


warners
solicitors & estate agents



51/11 Waterfront Park,

GRANTON | EDINBURGH | EH5 1BA

An exciting opportunity has arisen to acquire this stunning two-bedroom, fourth floor flat forming part of a contemporary development in the popular residential district of Granton in Edinburgh.

This impressive apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The spacious, open plan living room/kitchen is flooded with natural light, providing a great space for relaxing or entertaining guests. The principal bedroom is of an excellent size and boasts French doors which open out to a Juliet balcony, in addition to a stylish ensuite shower room.

The second bedroom also benefits from a Juliet balcony, and a modern family bathroom completes the internal accommodation.

The development benefits from secure entry system and residents parking, and is conveniently located to offer easy access to public transport links.

- Two-bedroom modern apartment
- Open plan living room and kitchen
- Principal bedroom with Juliet balcony and ensuite
- Second double bedroom
- Bathroom
- Sought after location
- Gas central heating and Double glazing
- Secure parking and designated parking space

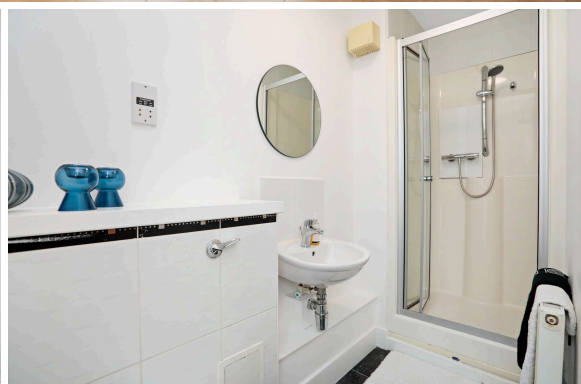
Washing machine, double oven, gas stove, extraction cooker hood and free-standing fridge/freezer included in sale. EPC Rating C.

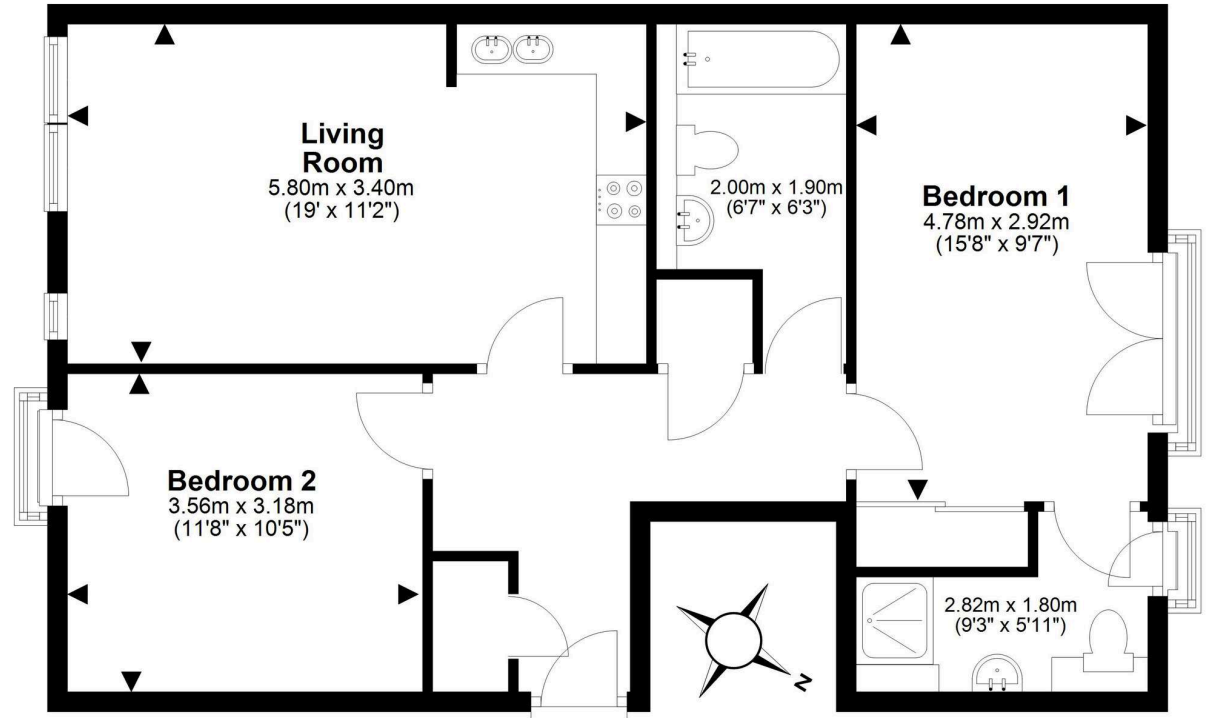
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Hacking & Patterson cover the Factor for this property approx charge £1000 per year and covers general maintenance, repairs, cleaning and building insurance.

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.