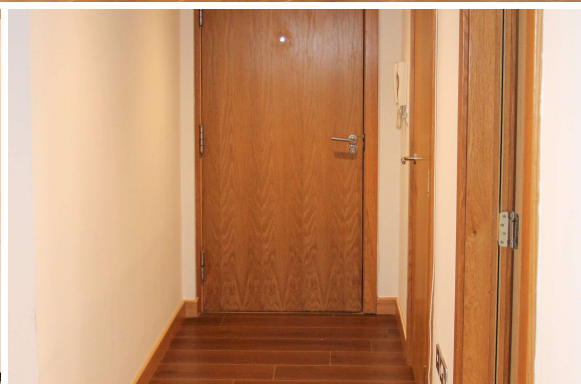




2/3 Merlin Avenue
GRANTON | EDINBURGH | EH5 1FS


warners
solicitors & estate agents



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Warners are delighted to present this beautifully refurbished two-bedroom ground floor flat, set within a well-maintained and highly desirable modern development overlooking the Firth of Forth.

Offering a rare opportunity to secure a turnkey home in a prime coastal setting, this stylish property is ideal for first-time buyers, professional couples, investors, or anyone seeking contemporary single-level living. Early viewing is highly recommended.

A bright and spacious hallway with two generous storage cupboards welcomes you into the home, offering access to all rooms.

At the heart of the property is an expansive open-plan living area, recently updated with new flooring and fresh decor. Patio doors lead to a private, decked terrace—freshly painted and treated—perfect for relaxing or entertaining.

The brand-new kitchen is both stylish and functional, featuring a central island with integrated oven, hob, and extractor fan. A separate utility room provides valuable additional space and convenience. All appliances have been newly installed as part of the full refurbishment.

The principal bedroom boasts built-in mirrored wardrobes and a sleek, modern en-suite shower room. The second double bedroom also features mirrored wardrobes and enjoys direct access to a private rear terrace. Both bedrooms have new carpets and are freshly painted.

A fully tiled family bathroom with a shower over the bath completes the internal accommodation in impressive style.

- Fully refurbished throughout
- Bright open-plan living with terrace
- Two double bedrooms with storage
- En-suite & stylish main bathroom
- Two private outdoor spaces
- Secure covered parking space
- Energy Rating C. Council Tax band E

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



All contents will be included in the sale including a Washer/dryer and brand new oven and fridge freezer.

Factor fee approx £1500 per annum & £250 per annum to Port of Leith for maintenance of the grounds.

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. The property is located a ten minute walk from the nearest tram stop with access to the city centre and Airport.

