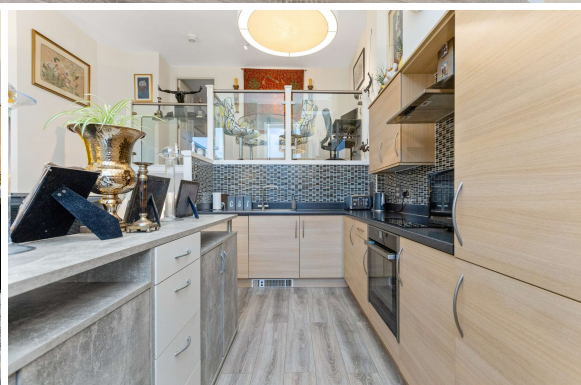




43/1 Waterfront Park
GRANTON | EDINBURGH | EH5 1EZ



43/1 Waterfront Park

GRANTON | EDINBURGH | EH5 1EZ

Set within a contemporary Granton development, this exceptional two-bedroom Triplex offers stylish, walk-in-condition accommodation enhanced by impressive architectural design and generous private outdoor spaces. Ideally positioned for swift access to the city centre and waterfront amenities, the property presents modern living at its finest.

The standout open-plan living and kitchen area boasts a dramatic double-height ceiling, allowing natural light to pour in and creating a striking sense of space. From here the glass door opens onto a substantial private garden terrace, laid with astro and complemented by a decking area, perfect for outdoor dining, entertaining, or relaxing in the sun. A further staircase leads from the living area to a bright mezzanine level, providing a versatile dining or home-office space that overlooks the room below. Continuing on this upper level is the principal bedroom, a generous and peaceful retreat complete with integrated wardrobes and a fully tiled contemporary en-suite shower room. The lower level features a second well-proportioned double bedroom with its own private terrace, offering an additional outdoor escape. A recently upgraded modern shower room also serves this floor.

Additional benefits include gas central heating, double glazing, landscaped communal grounds, development communal gym & private parking, and on-street parking. Combining sleek interiors, excellent outdoor space and dramatic double-height design, this outstanding Triplex offers a rare opportunity within a well-connected and increasingly popular part of the city.

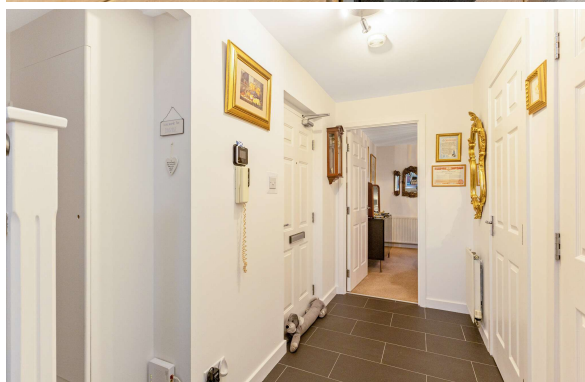
- Welcoming entrance hallway with storage
- Striking open-plan living room and kitchen with double-height ceiling with access to a large private garden terrace
- Modern well-equipped kitchen with integrated appliances
- Staircase to mezzanine level, ideal for dining, home office or flexible use
- Principal bedroom on upper level with integrated wardrobes and stylish en-suite shower room
- Second double bedroom on lower level with integrated wardrobes and access to its own private terrace
- Recently upgraded contemporary shower room on the lower level
- Gas central heating and double glazing
- Development private parking plus on-street parking
- Access to communal gym & landscaped grounds

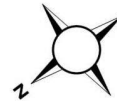
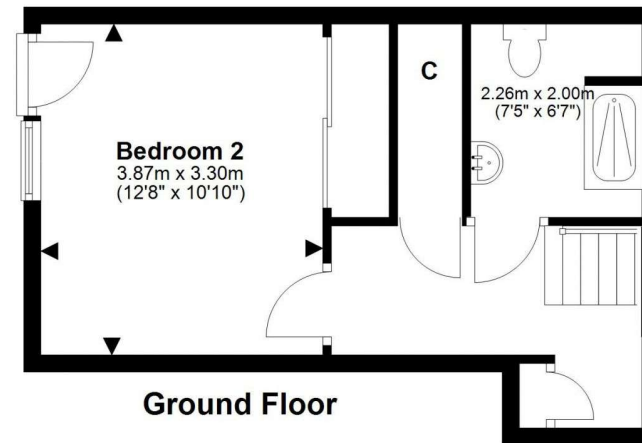
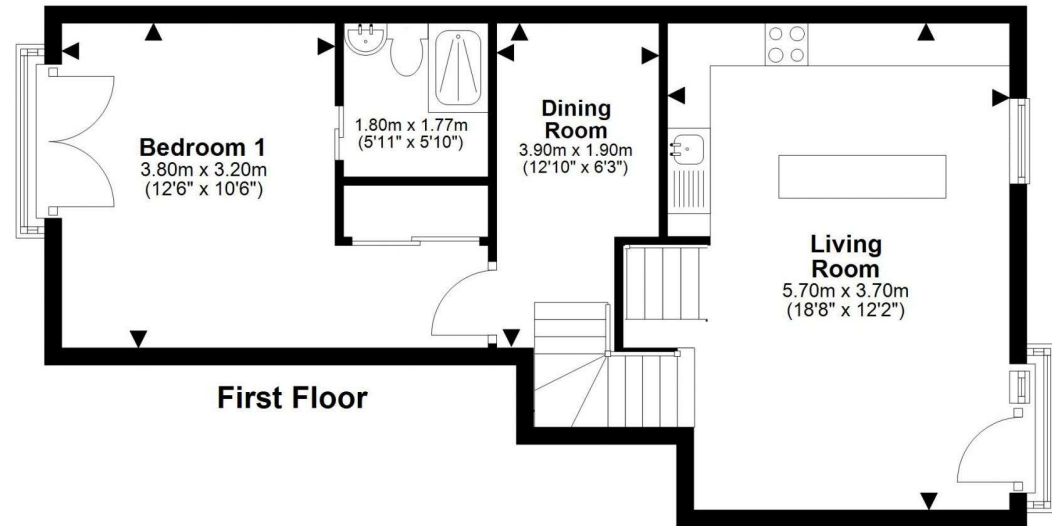
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property. EPC: C CT: D Factoring: James Gibb: Approx. £120 P/M

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 within a 10 minute walk. 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.