



# 60 (Flat 6) Waterfront Park

GRANTON

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ESTATE AGENTS & LETTINGS

# 60 (FLAT 6) WATERFRONT PARK

## GRANTON

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Modern second floor apartment which is bright, warm and welcoming throughout forming part of a secure building with easy access, communal grounds and parking

### Features:

- Modern development with secure buzzer entry system and lift
- Ideal first purchase, buy to let or as a pied-à-terre
- Low maintenance and found within an excellent location for commuters given the easy routes to / from North of Edinburgh and the City Centre
- The flat comprises: lengthy hallway with storage off; open plan living room with balcony and kitchen to the rear; double bedroom with built in wardrobes; main bathroom
- Double glazing and gas fired central heating
- Underground, secure parking
- Communal grounds to the rear





60 (6) Waterfront Park is a one-bedroom second floor flat that forms part of a modern development in the Granton district of Edinburgh, some three miles North of Edinburgh's city centre. The property would make an excellent first purchase, long term investment or as an Edinburgh base.

Situated at the end of a quiet development, the property is accessed via a secure entrance with buzzer entry system and a lift for easy access. Internally, the property comprises a lengthy hallway with storage and granting access to all main rooms. The wooden style flooring carries into the open plan living room with kitchen to the rear. A genuinely spacious and bright room with ample space for living and dining. There is a corner balcony which benefits from the southward aspect. The kitchen hosts a selection of wall & base units along with integrated white goods (incl. gas hob, oven, extractor hood, washing machine) and the sink basin. There is also a freestanding fridge / freezer.

The main bedroom, which looks out onto the balcony and with built in mirrored wardrobes with sliding doors. The main bathroom completes the property internally with a modern three-piece suite and with mains shower over the bath. The property is complimented throughout by gas fired central heating and double glazing.

To the rear of the building, there is a communal grounds which has lawned sections and a children's park. There is also underground secure parking for residents.





## GRANTON

A popular residential area, located just minutes from the shores of the Firth of Forth and on the waterfront line with amenities nearby.

Easy access to public transport services to and from the city centre (approximately 3 miles) and around the North side of Edinburgh. Local facilities within walking distance include a large branch of Morrisons with petrol station; the West Granton Post Office; PureGym and the Waterfront Nursery.

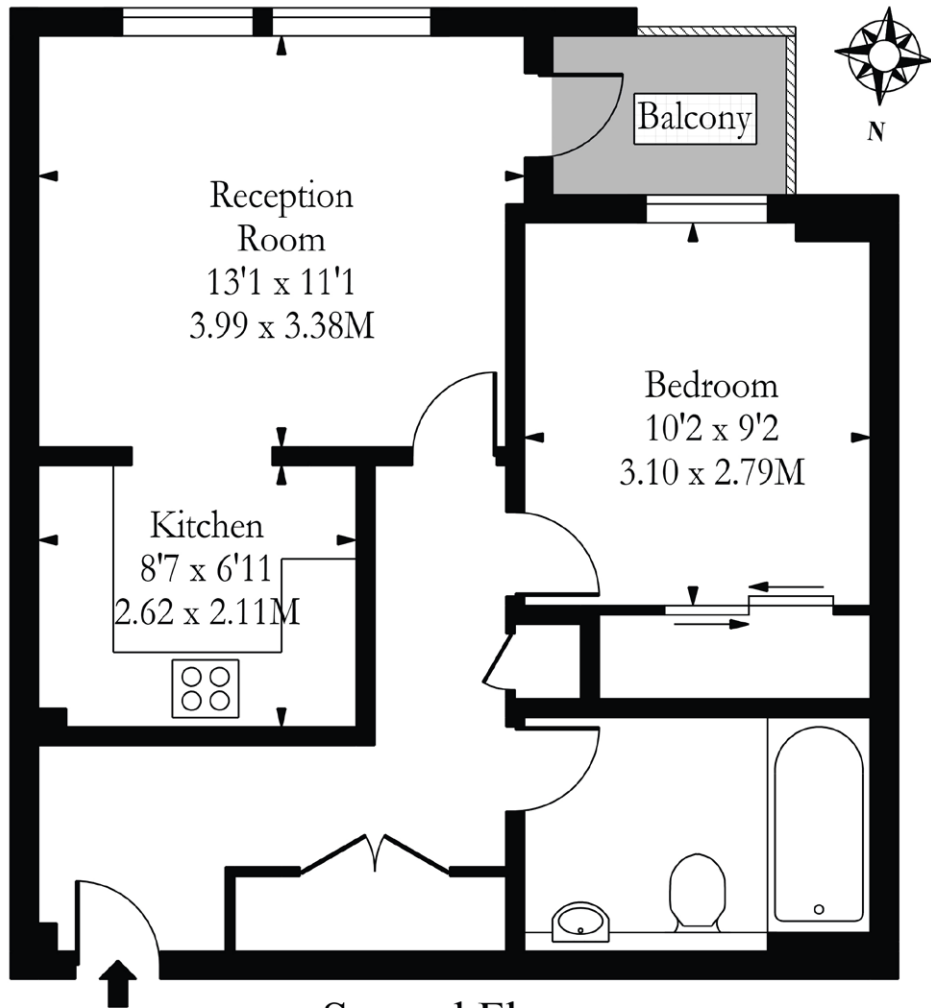
Edinburgh College (Granton Campus) is also nearby, as is Craigmroyston Community High School which offers a wide programme of leisure and educational facilities.

There are many parks nearby as well as the miles of seafront walks and the cycle path network. Just a little further down, you will find the (pending) Granton Marina which will be a stunning venue complete with yacht club. The Western General Hospital is close by and Granton provides easy links to the city by-pass, the central motorway network, the Queensferry Crossing and Edinburgh International Airport.





# Waterfront Park, EH5



Second Floor

**Approx Gross Internal Area 496 Sq Ft - 46.08 Sq M**

Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

EPC: Band B

Council Tax: Band B



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These particulars were prepared in October 2022