



Stunning, with breath-taking views

Three-bedroom, sixth-floor apartment



Please note this property is available to cash buyers only. At present, the property is not eligible for mortgage lending due to anticipated works relating to the building's external cladding. Once these works are complete, the property is expected to become fully mortgageable again subject to meeting requirements.

Positioned directly overlooking Granton Harbour, this beautiful three bedroom sixth-floor apartment forms part of a modern and well-maintained waterfront development in the popular Granton district of Edinburgh. Offering breath-taking coastal views, spacious contemporary living, and two private balconies, this exceptional property presents an outstanding opportunity for those seeking stylish waterside living. The building is professionally factored, ensuring all communal areas are maintained to an excellent standard and providing residents with peace of mind and convenience. Internally, the apartment is bright, spacious, and thoughtfully designed to maximise both comfort and natural light. A welcoming entrance hallway provides access to the accommodation and benefits from two generous storage cupboards. The heart of the home is an impressive open-plan living, dining, and kitchen area - a superb entertaining and relaxation space featuring dual windows and glazed doors that open onto two private balconies. The main balcony also benefits from a double electric point and offers the perfect setting to enjoy spectacular views across Granton Harbour and as far as Arthur's seat and Edinburgh Castle. The contemporary kitchen is well-appointed with a stylish range of wall and base units and comes fully equipped with integrated appliances. The principal bedroom is generously proportioned and features extensive fitted storage, including double built-in wardrobes, an additional walk-in cupboard, and a sleek en-suite shower room, as well as views across the Firth of Forth to the Bridges. The second bedroom is another well-proportioned double, also benefiting from built-in wardrobe storage and views to the Bridges. The third bedroom has been expertly fitted as a dressing room/home office, offering extensive built-in wardrobes and storage solutions, while remaining a flexible space that could easily function as a bedroom if required. Completing the accommodation is a modern family bathroom, fitted with a contemporary white three-piece suite and a shower over the bath. There are landscaped communal grounds, secure parking and a lift to all floors.

Key Features

Communal entrance with video entry phone system

Lift to all floors

Open plan kitchen/dining/living room with two balconies

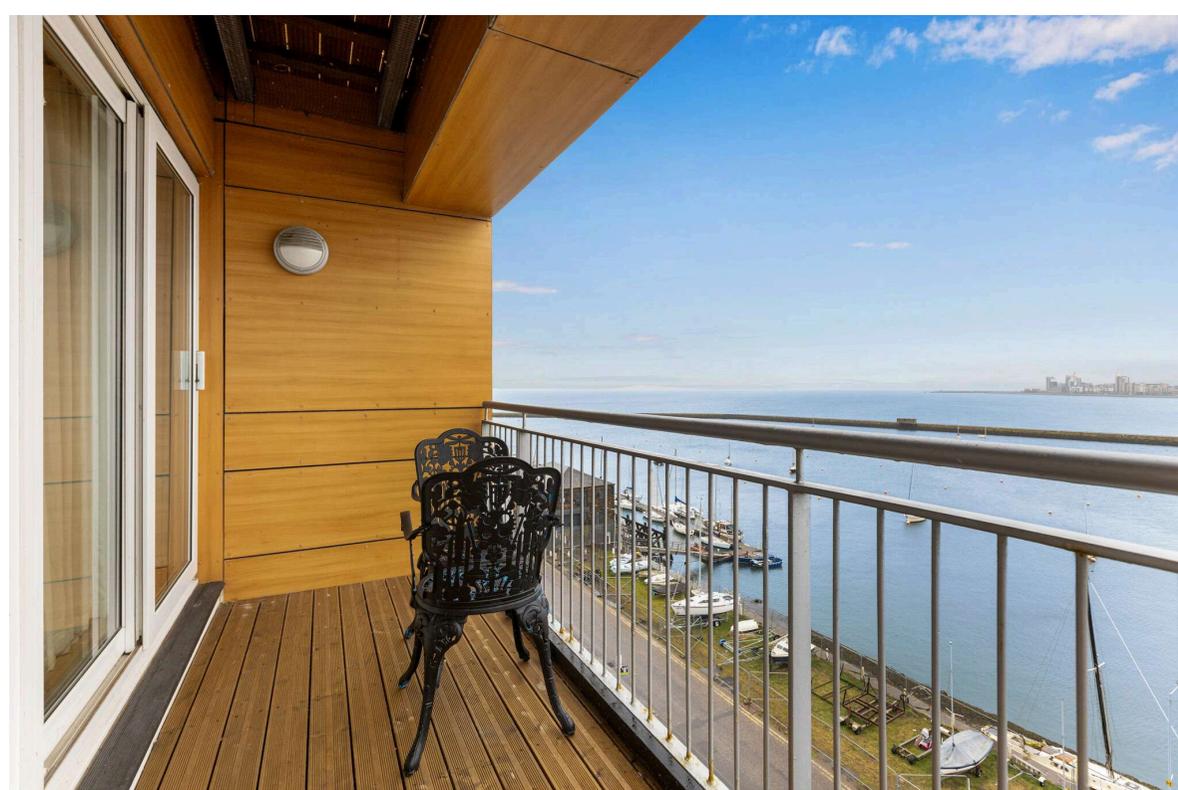
Master bedroom with ensuite, and two further bedrooms

Bathroom

Double glazing and under floor heating

Secure, allocated parking space and landscaped communal grounds

Professionally factored building - James Gibb approx. £439 quarterly for maintenance of common areas and buildings insurance



Granton

Granton benefits from a growing range of local amenities and excellent connectivity to the rest of Edinburgh. The area is served by a variety of supermarkets, cafés and everyday shops, with larger retail options available at nearby developments such as Ocean Terminal Shopping Centre. Residents also have convenient access to healthcare services, gyms and community facilities, while leisure opportunities are abundant along the scenic Granton Waterfront and nearby Firth of Forth. Green spaces such as Starbank Park and Inverleith Park are within easy reach, offering walking routes, sports facilities and views across the city. Granton is also well connected by regular bus services to Edinburgh city centre, making it a convenient location for commuters and families alike.



Extras

All fixtures, light fittings, floor coverings, made to measure window coverings and integrated appliances (gas hob, oven, extractor hood, microwave and washing machine) are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£300,000

EPC Rating

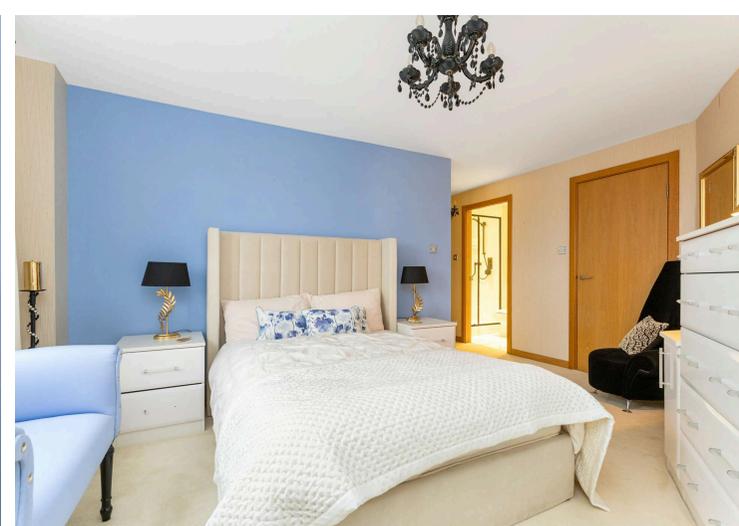
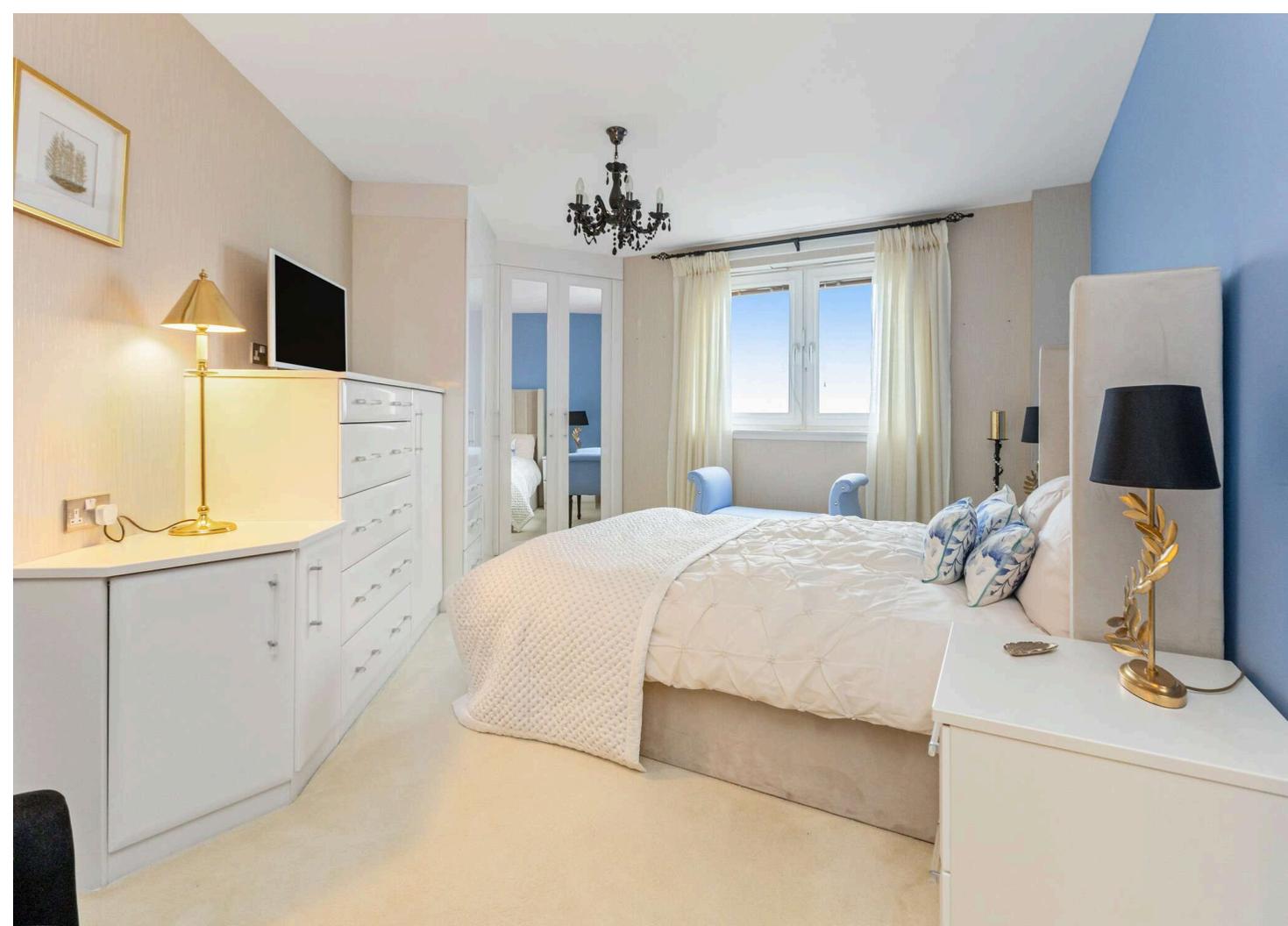
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Tenure

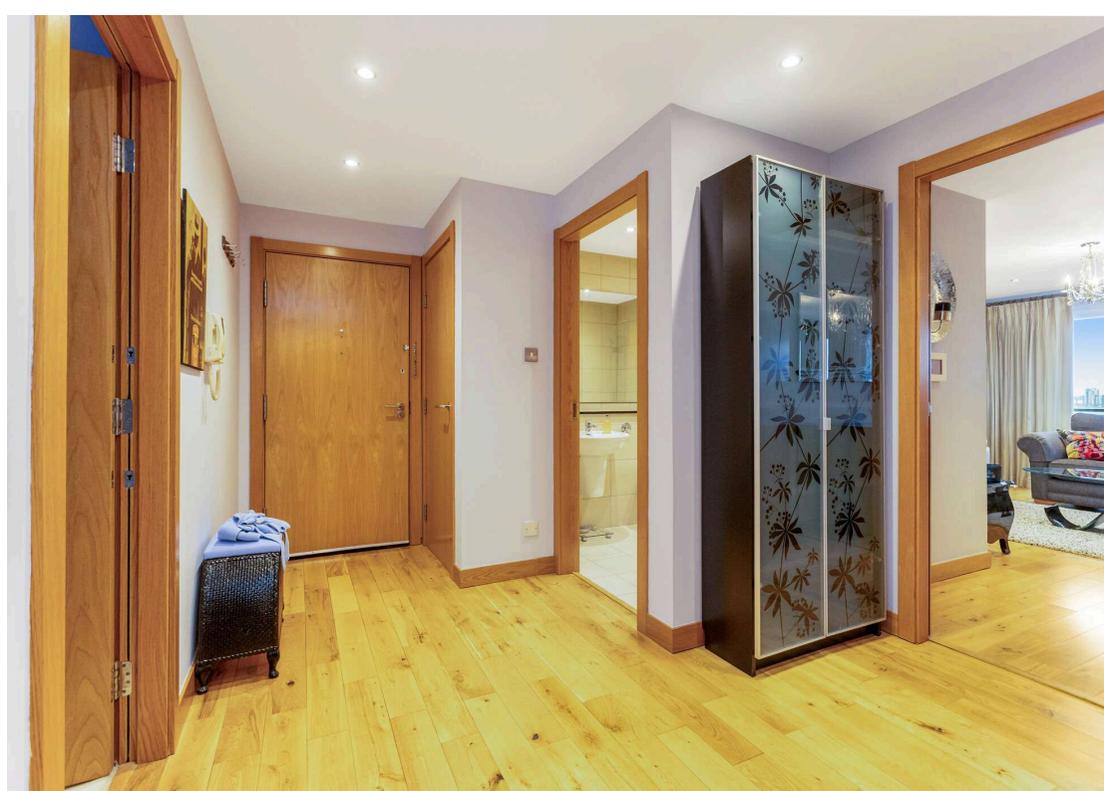
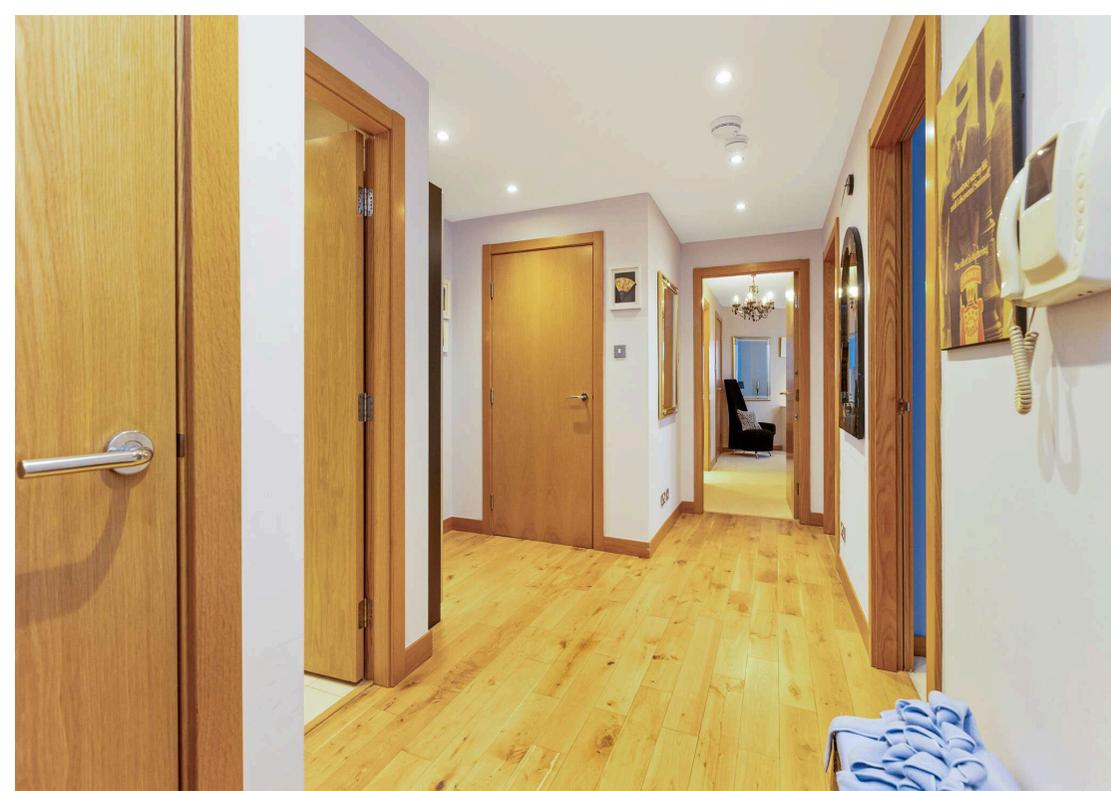
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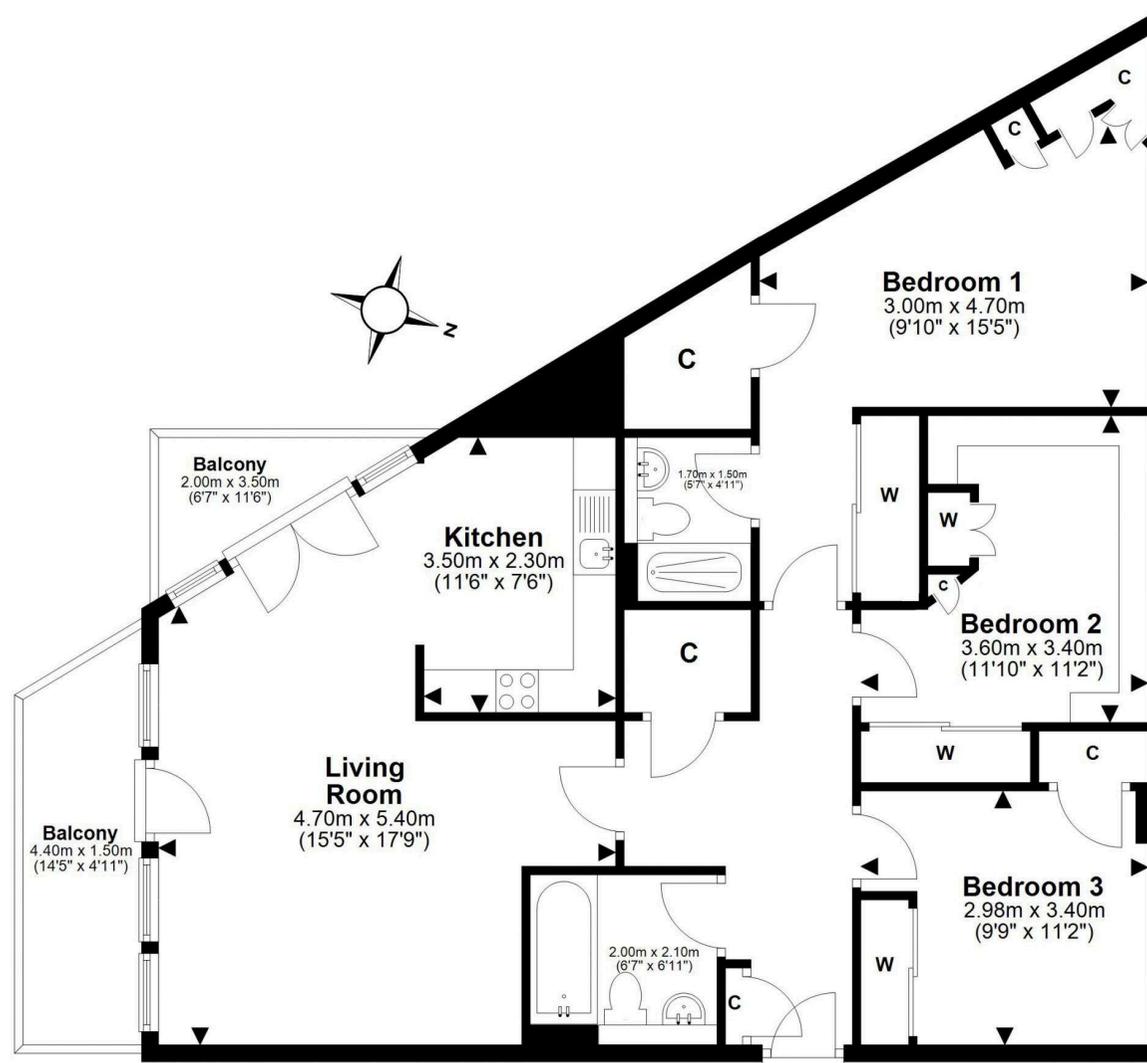












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



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