



10/5 Waterfront Gait
GRANTON | EDINBURGH | EH5 1EP


warners
solicitors & estate agents



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Set in a quiet, modern development in the heart of Granton surrounded by communal grounds with ample on street parking is this stunning third floor two-bedroom apartment that is moments from excellent amenities, quick transport links and vast open green spaces.

The accommodation comprises a welcoming entrance hallway with secure entry system, a spacious living room with a Juliet balcony and dining area, a fully fitted kitchen that currently comprises a fridge/freezer, induction hob, oven and fan and washing machine. There are two well-proportioned bedrooms, one with built in storage and the flat is completed by a stylish bathroom with shower over the bath. Early viewing is highly recommended!

- Modern third floor two-bedroom apartment
- Ample On street parking & Communal grounds
- Welcoming hallway
- Fully fitted kitchen
- Spacious living room with Juliet balcony
- Two well-proportioned bedrooms
- Stylish bathroom

Fees payable to factor, James Gibb, approx. £400 per quarter with a £300 deposit.

Energy Rating C, Council Tax Band C.

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



All fixtures, fittings and kitchen appliances will be included in the sale.

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.



