NEILSONS

Solicitors & Estate Agents

Offers Over

£169,995

16/5 Waterfront Gait

Granton | Edinburgh | EH5 1EP

A most appealing third floor flat, forming part of a leafy modern development in an established high amenity location.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Underground residents parking
- Communal areas
- EPC rating – B
- Council tax band- C

Description

The interior has been thoughtfully upgraded and meticulously maintained by the current owner, creating a stylish and contemporary home, which would make an excellent first home or rental investment.

The property is accessed via a communal hallway with a lift to all floors and briefly comprises; welcoming hallway with beautiful herringbone flooring and useful built-in storage, light west facing reception room with carpeted floor, tasteful neutral décor and French doors with delightful leafy aspect, well equipped integral kitchen which has been fitted with a variety of wood base and wall units, with coordinated worktops and a range of appliances, good sized principal bedroom with fitted wardrobes, a second spacious double bedroom, and sleek modern family bathroom with WC, sink with built-in storage, and over-bath shower/splash screen.

Extras

All light fittings, white goods, integrated appliances and floor coverings will be included.

Gardens, Parking and Factor

There are areas of well-maintained communal ground scattered throughout the development, including an assortment of well stocked planted beds and trees, together with underground residents parking and a gym. There is also a concierge on site Tuesday – Thursday. The development is maintained by James Gibb Factors at a quarterly cost of approx. £350.

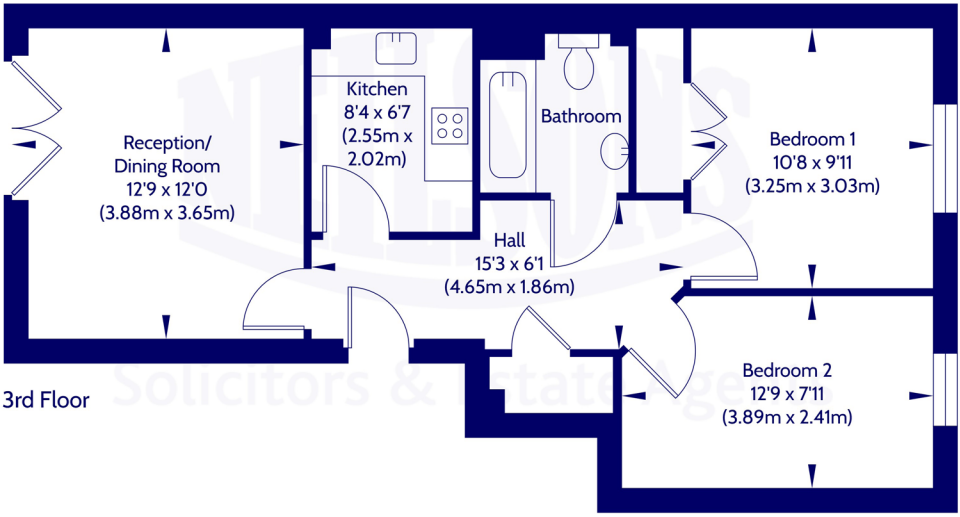
Viewing

By appointment through Neilsons (0131 625 2222).

Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Morrison's are a short walk from the property. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads

Approx. Gross Internal Floor Area 53 Sq M / 570 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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