NEILSONS

Solicitors & Estate Agents



Offers Over

£155,000

49/7 Waterfront Park

Granton | Edinburgh | EH5 1EZ

This spacious and well presented third floor flat is presented to the market in move-in condition and would make an ideal purchase for the first time buyer or young professionals. Situated close to a host of fantastic local amenities and transport links, internal viewing is highly recommended to be fully appreciated.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Lift/stair access
- Underground parking
- EPC Rating – B
- Council Tax Band – B



Description

In brief the accommodation comprises; secure entry system, lift/stair access to all floors, welcoming entrance hallway with useful built-in storage, spacious and bright lounge/dining with Juliet balcony providing excellent natural light, open plan to modern fitted kitchen, light and airy double bedroom with fitted wardrobes and overlooking the communal grounds to rear and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing throughout.





Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer, integrated washing machine and integrated oven/hob.

Parking & Factors

There is secure, underground parking available together with ample on-street parking available and a factoring fee is made payable to James Gibb for the upkeep of the communal areas of approximately £130 per month.

Viewing

Please contact Neilsons on 0131 625 2222.









Location

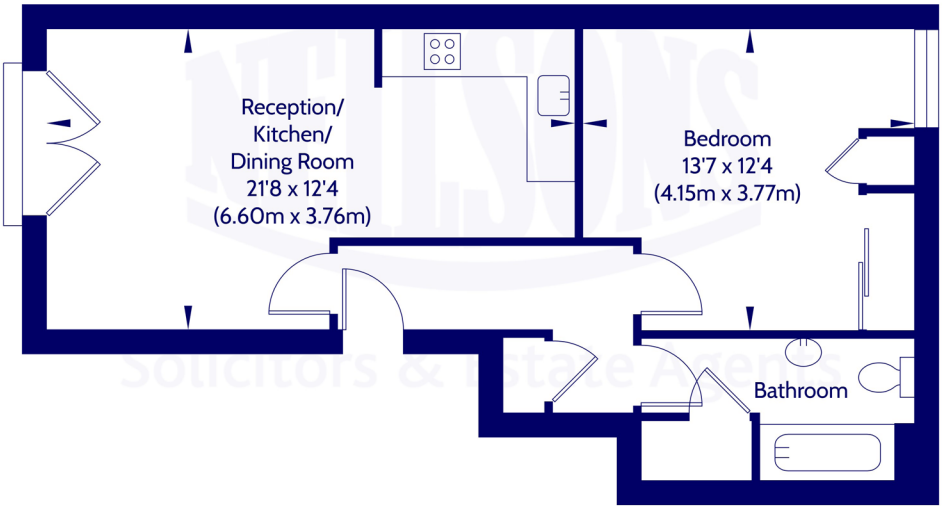
The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, 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. 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 49 Sq M / 527 Sq Ft.

3rd Floor



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 or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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

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