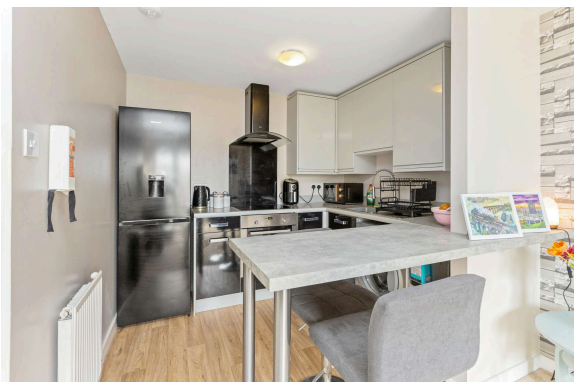




45/5 Waterfront Park
GRANTON | EDINBURGH | EH5 1EZ


warners
solicitors & estate agents



45/5 Waterfront Park

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Viewing is essential to appreciate this contemporary 3rd floor apartment boasting a light and spacious interior beautifully finished off with on-trend fittings and secure allocated parking space, quietly tucked away in a pleasant tree lined street within a development close to Silverknowes Beach, Granton Harbour and superb transport links.

- South-facing, light filled living room with French window
- Fashionably open plan kitchen area featuring a breakfast bar and striking pale grey and black units
- Principal double bedroom with French window and mirrored wardrobe
- Bedroom 2 with built-in storage
- Well fitted bathroom showcasing a white suite, electric over bath shower and Bluetooth mirror
- Entrance hall with cupboard storage
- Gas central heating
- Double glazing
- Security entry phone system
- Lift to all floors including garage
- Allocated parking space in secure underground garage
- Landscaped communal grounds

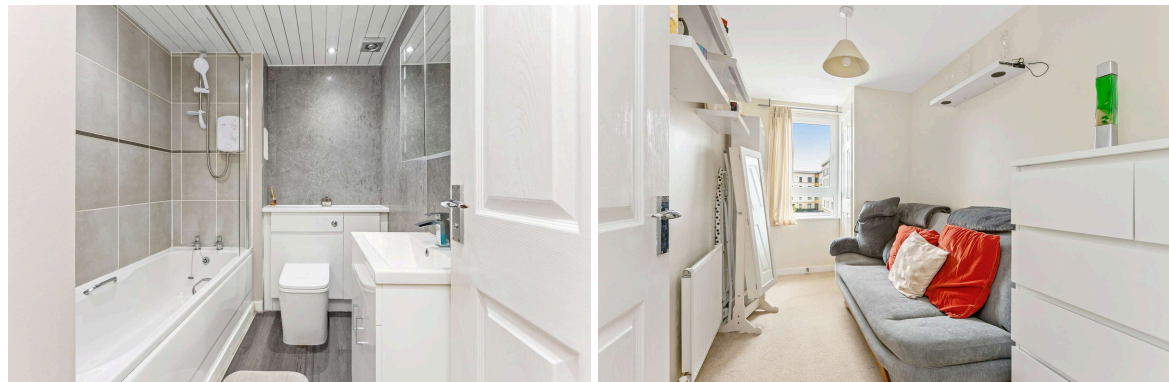
Council tax band C, EPC rating C

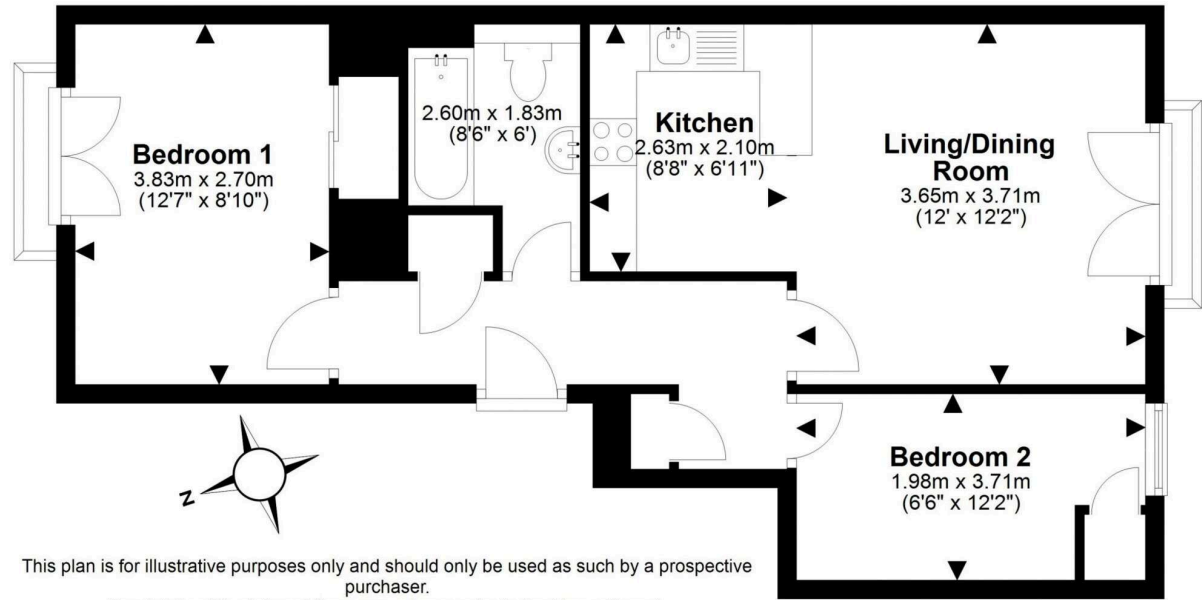
Factor : James Gibb Factor, approximately £300 per quarter.
Extras to include: washing machine, oven and hob, light fittings and bathroom mirror.

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



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 Craigleith 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.





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.