



Offers Over  
**£200,000**

## 35/1 Waterfront Avenue

Granton | Edinburgh | EH5 1JD

An exceptional opportunity has arisen to acquire this stylish and well-presented first floor flat, forming part of a contemporary residential development in the popular area of Granton. Ideally located, the property benefits from excellent transport connections and a wide range of local amenities, making it perfect for professionals, first-time buyers, or investors alike.

-  2 Bedrooms
-  1 Public Room
-  1 Bathrooms
-  Lift & Stair Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



## Description

In brief the accommodation comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with useful storage cupboards, light and airy reception room, open plan fitted kitchen/dining with integrated appliances, well proportioned principal bedroom with fitted wardrobes, good sized second double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

The property is attractively positioned within lovely well cared for landscaped communal grounds and there is also resident parking. There is also a secure communal bike store within the development.

## Factor

The development is managed by Charles White for a monthly fee of approx. £150. This includes maintenance of communal grounds, lift and block buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





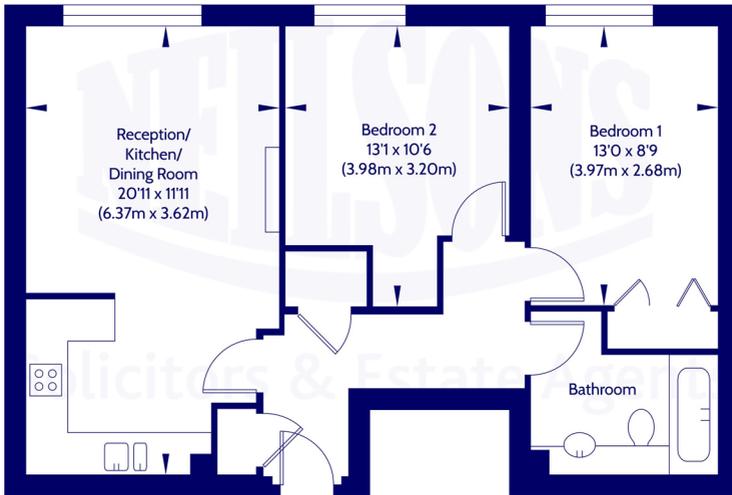
## Location

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. Ainslie Park Leisure Centre is a short walk away and there are local shops within Granton itself including Morrisons, with more extensive amenities found in neighboring Leith and Inverleith. 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 Pure Gym. 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 60 Sq M / 645 Sq Ft.

## 1st 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.



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