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Offers Over
£250,000

5/20 Waterfront Avenue

Granton | Edinburgh | EH5 1RT

A beautifully presented third floor apartment forming part of a modern development in the popular Granton Harbour area. Boasting a private balcony, allocated parking space and well maintained communal grounds, this stylish home offers bright and contemporary accommodation ideally suited to professionals, first time buyers and downsizers alike. Conveniently located close to local amenities, scenic shoreline walks and transport links, the property offers modern living in a convenient and sought after location.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private balcony
-  Lift
-  Residents parking
-  EPC rating – C
-  Council tax band - D



Description

Accessed via the communal stair or lift, you enter a welcoming hallway with storage, and to your right is a light and airy lounge/dining room with a private balcony providing a pleasant space for relaxing and dining during the warmer months, and an open plan kitchen fitted with a range of sleek white wall and base units with coordinated worktops and splashbacks. The principal bedroom has an en-suite shower room with rainfall shower, there is a second double bedroom with built-in wardrobes, and a bathroom fitted with a crisp white suite, handheld shower attachment and heated towel rail. The property further benefits from double glazing and a district heating system.



Extras

Included in the sale will be the induction hob and electric oven, integrated fridge/freezer and dishwasher, and wardrobes in bedroom one.

Gardens and parking

Beautifully maintained communal garden grounds surround the development and the property has the added convenience of an allocated parking space within a secure car park. There is also a shared bike store.

Factor

The communal areas and grounds around the development are maintained by AboveBoard Homes at a cost of approximately £320 per quarter with a £300 deposit.

Viewing

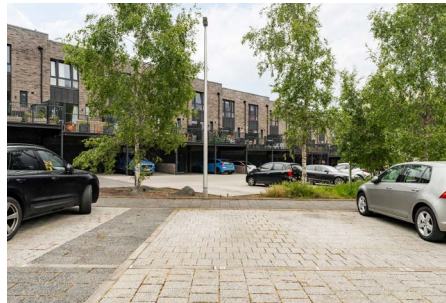
By appointment through Neilsons (0131 625 2222).





Location

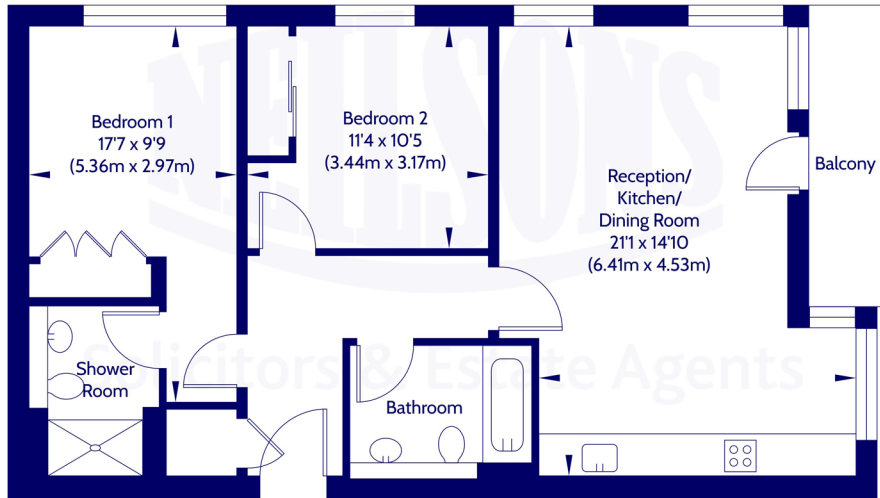
The property is in the popular Granton district of Edinburgh, which lies to the North of the city centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighbouring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal is only a short distance away and includes a multi-screen cinema and 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 72 Sq M / 773 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.



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