



14/3 Waterfront Gait  
GRANTON | EDINBURGH | EH5 1EP

  
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## 14/3 Waterfront Gait

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Set in a quiet, modern development in the heart of Granton surrounded by communal grounds with ample underground parking and a resident's gym is this spacious second floor two-bedroom apartment that is moments from excellent amenities, quick transport links and vast open green spaces.

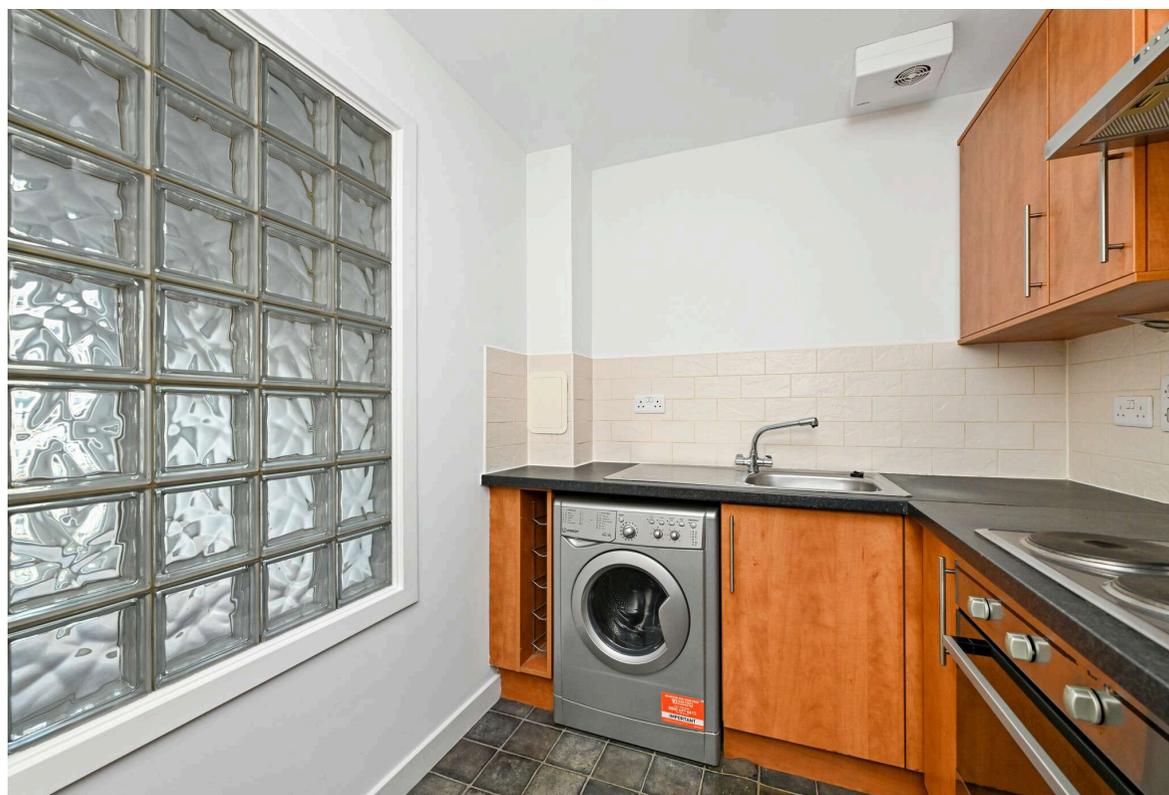
The accommodation comprises a welcoming entrance hallway with a generously sized storage cupboard, a spacious living room with a Juliet balcony, a fully fitted separate kitchen, two well-proportioned bedrooms and the flat is completed by a stylish bathroom. The property also benefits from communal grounds, shared gym, underground/on street parking and a bike store.

- Welcoming entrance hallway with generously sized storage
- Living room with Juliet balcony
- Fully fitted separated kitchen
- Two well-proportioned bedrooms
- Ample storage
- Double glazing
- Gas central heating
- Resident's gym

Council Tax Band: C Energy Rating: B

Factoring fees including building insurance are payable to James Gibb Residential Factors for approximately £150 per month

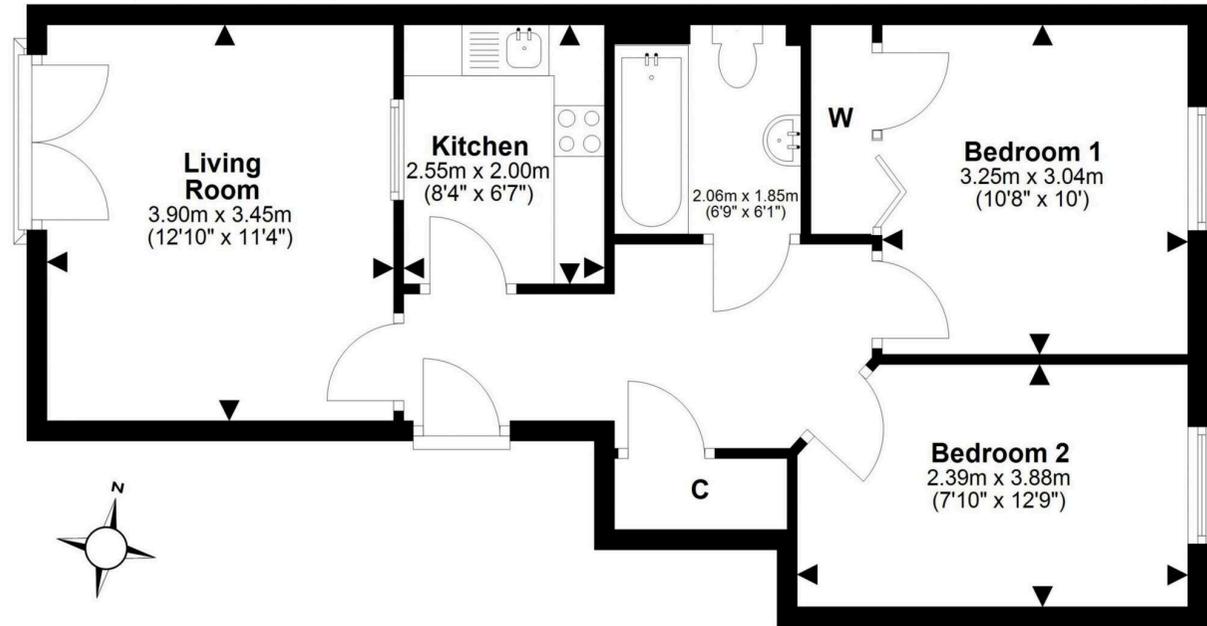
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fittings, integrated kitchen appliances, fridge/freezer, washer/dryer are included in the sale.

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 Craighleith 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.