



2/18 Merlin Avenue
GRANTON | EDINBURGH | EH5 1FS


warners
solicitors & estate agents



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Impressive fifth floor waterfront apartment with great views and secure allocated parking, forming part of an exclusive factored development next to Granton Harbour and within easy reach of the Shore, Silverknowes Beach and the trams.

This is a lovely bright flat offering generous sized living space, occupying a prime off road position facing onto the central waterways of the development and the Forth Estuary beyond. The fashionably open plan public room is filled with light filtering in through twin patio doors, one set opening out onto a balcony with space for seating and the other to a smaller balcony suitable for planted pots. A range of sleek white gloss units provide ample storage space in the fully integrated kitchen area and there's a handy utility cupboard off the room. Further storage can be found off the entrance hallway. There are two good sized double bedrooms, each with a mirrored wardrobe, plus a Juliette balcony off the main bedroom. Modern white suites and full tiling are in place in the en-suite and the bathroom.

- Fabulous open plan living/dining/kitchen with balconies and utility cupboard.
- Principal double bedroom with en-suite shower-room and Juliette balcony.
- Second double bedroom.
- Mirrored wardrobes in each bedroom.
- Bathroom.
- Entrance hall/2 storage cupboards.
- Gas central heating & Double glazing.
- Security Entryphone system.
- Lift.
- Allocated parking space in secure underground garage.
- Landscaped communal areas.
- Factor fees payable to James Gibb factors, approximately £150 per month.

Energy Rating B, Council Tax E

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All fixtures, fittings, blinds/curtains, Hoover, the washing machine and microwave oven are included in the sale. Other furniture can be available through separate negotiation.

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. Edinburgh College is close by and a regular bus service operates to the City Centre and surrounding areas, and the tram services start from neighbouring Newhaven and run through the City to the Airport.



