



20/12 Granton Park Avenue North
GRANTON | EDINBURGH | EH5 1GW


warners
solicitors & estate agents

PARK AVENUE NORTH



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Warners are delighted to present this immaculately presented one-bedroom second floor apartment, forming part of a contemporary development in the ever-popular Granton Waterfront area, to the north of Edinburgh. Finished to a high specification throughout, this stylish home offers modern, low-maintenance living and will appeal to first-time buyers, professionals and investors alike. Accessed via a secure entry system with lift service, the property opens into a welcoming hallway with two generous storage cupboards. The heart of the home is the impressive open-plan kitchen, living and dining space, thoughtfully designed for both comfort and functionality. A Juliet balcony frames stunning views across the Firth of Forth, flooding the room with natural light and creating a relaxing setting. The sleek kitchen is fitted with contemporary units, an induction hob and integrated appliances, with ample space for both dining and lounge furniture. The double bedroom is well-proportioned and benefits from integrated wardrobe storage, while also enjoying attractive open views. A modern bathroom completes the accommodation, featuring a stylish white three-piece suite with shower over bath. Further benefits include double glazing, district central heating and excellent storage throughout. The development is well-maintained and offers a range of desirable features including secure underground parking, lift access, a video entry system, shared bike storage and communal garden/drying areas. Situated within the vibrant Granton Waterfront regeneration area, the property enjoys easy access to local amenities, scenic waterfront walks and excellent transport links to Edinburgh city centre and beyond. Combining contemporary design, impressive views and a convenient coastal setting, this superb apartment represents an outstanding opportunity. Early viewing is highly recommended.

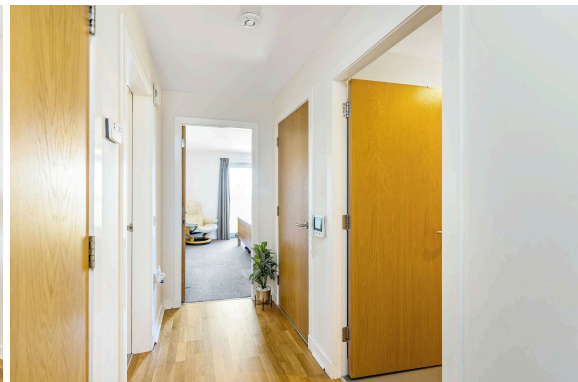
- Immaculately presented second floor apartment boasting stunning views across the Firth of Forth
- Welcoming entrance hallway with two storage cupboards
- Open plan living/dining/kitchen with Juliet balcony and sea views
- Contemporary kitchen with integrated appliances
- Spacious double bedroom with integrated wardrobe
- Modern bathroom with three-piece suite and shower over bath
- Lift access and secure video entry system
- Secure underground parking space
- Lift access and secure video entry system
- Shared bike store and communal garden/drying areas

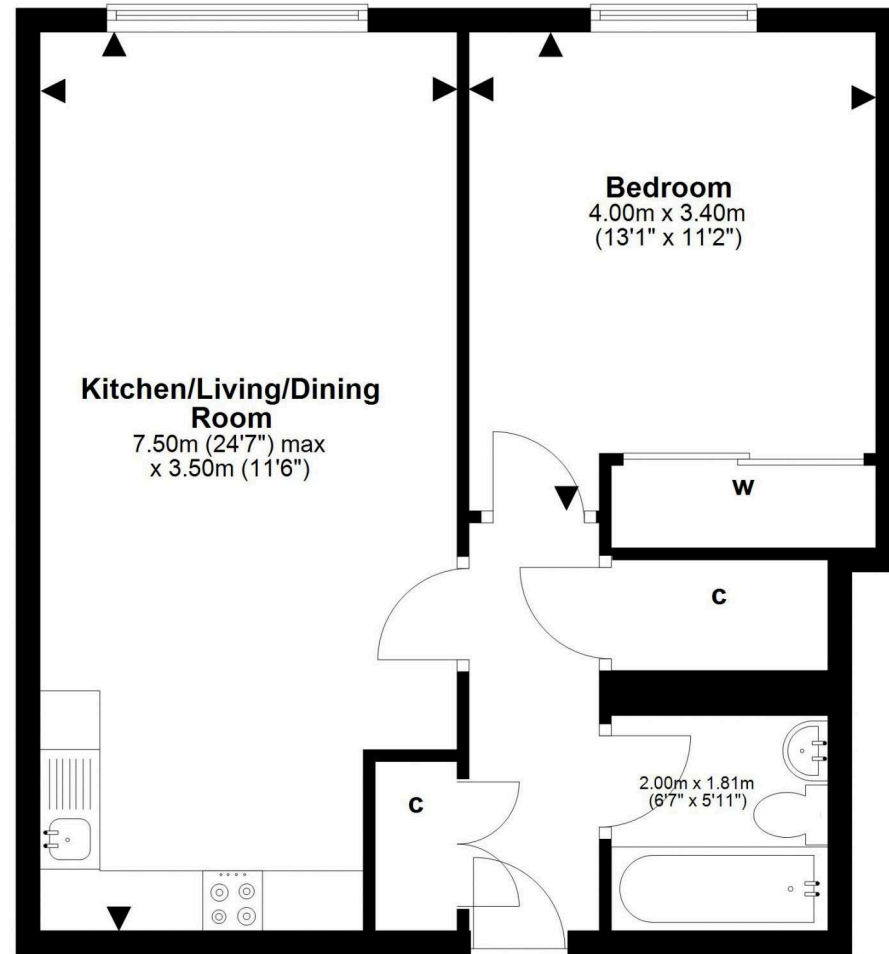
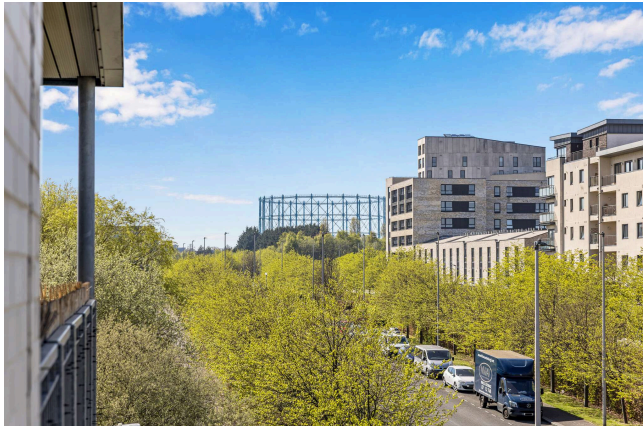
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property along with all curtains & blinds. EPC: C. CT: C. Factoring: RMG approx. £300 P/Q

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.