



# 1-3 Waterfront Gait

Granton, Edinburgh, EH5 1AD



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## Development Opportunity Plot with Full Planning Permission

- Planning permission to form two semi-detached homes with private gardens
- Application No: 24/05247/FUL
- Generous plot of approximately 410m<sup>2</sup>
- Close to some of the City's finest open spaces including Newhaven's picturesque harbour and lighthouse
- Two parking spaces located within the carpark to the rear of the site, accessed off Colonsay Close
- Further information available on request



Offers Over:

**£185,000**



An excellent opportunity to acquire a prime residential development plot in the sought-after Waterfront area of Edinburgh, benefiting from full planning permission for the construction of two substantial semi-homes.

The approved plans provide for spacious and thoughtfully designed accommodation arranged over three levels, ideally suited to modern family living.

## Proposed Accommodation:

## Ground Floor

Welcoming entrance hall , WC, generous lounge with patio doors opening onto the rear garden & open-plan kitchen/dining room.

## First Floor

Principal bedroom with dressing area and en-suite shower room, further double bedroom & study/home office.

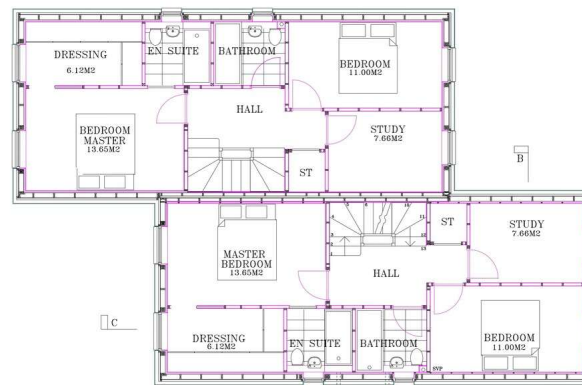
## Second Floor

## Two additional double bedrooms & WC

Externally, both properties will benefit from private front and rear gardens, providing excellent outdoor space for families and entertaining.



GROUND FLOOR PLAN 60.00M2



FIRST FLOOR PLAN 60.00M2





## Location

The area of Granton lies a short distance to the north of the city centre close to some of the City's finest open spaces from Newhaven's picturesque harbour and lighthouse to scenic Starbank Park and Lomond Park.

Local shopping facilities can be found on Granton Road, Newhaven Road or at nearby Goldenacre.

Recreational facilities are available nearby with tennis courts, a David Lloyd Health Club and Gym and Alien Rock climbing centre. Ocean Terminal houses a multi-plex VUE Cinema, PUREGym, and many well-known restaurants and stores.

Fashionable drinking spots and eateries with spectacular views are within walking distance at Newhaven Harbour.

Regular bus and tram services provide a quick and convenient route to the city centre.



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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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