



21/6 Waterfront Gait  
GRANTON | EDINBURGH | EH5 1AD

  
**warners**  
solicitors & estate agents



## 21/6 Waterfront Gait

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Set in a quiet, modern development in the heart of Granton surrounded by communal grounds with ample on street parking is this stunning top 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 two storage cupboards and secure entry system, a spacious living room with a Juliet balcony and dining area, a fully fitted kitchen that currently comprises a fridge/freezer, gas hob, oven and fan, boiler cupboard, Juliet balcony and washing machine. There are two well-proportioned bedrooms, both with built in storage and one with an en-suite shower room and the flat is completed by a stylish bathroom with shower over the bath. Early viewing is highly recommended!

- Modern top floor two-bedroom apartment
- Ample On street parking & Communal grounds
- Welcoming hallway
- Fully fitted kitchen
- Spacious living room with Juliet balcony
- Two well-proportioned bedrooms, one with en-suite
- Stylish bathroom
- Double Glazing
- Gas combination central heating
- Energy Rating Band C
- Council Tax Band C

Extras: All light fittings, washing machine and fridge freezer will be included. Various other items may be available by separate negotiation.

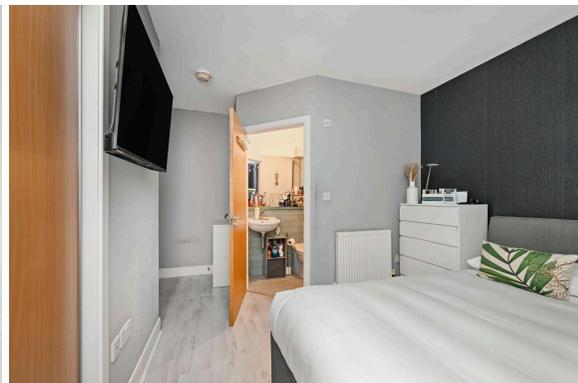


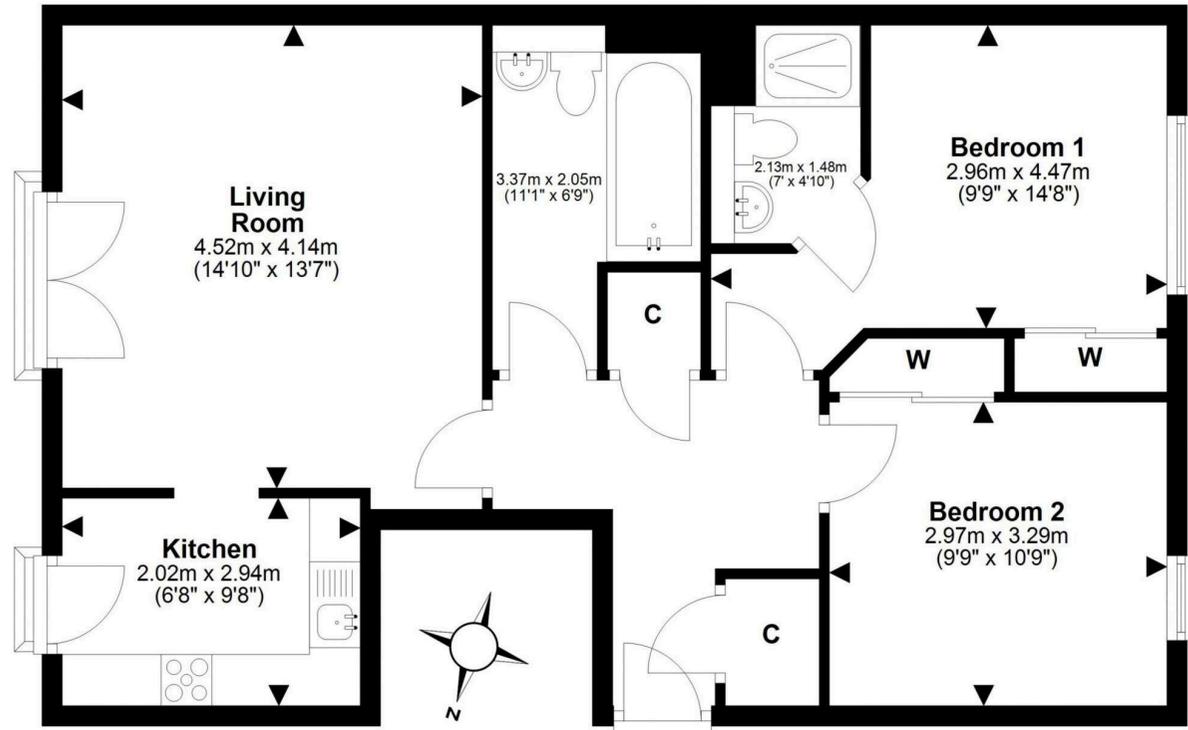
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Factor: Hacking & Paterson approx £120 per month.

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 Craigeith 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.