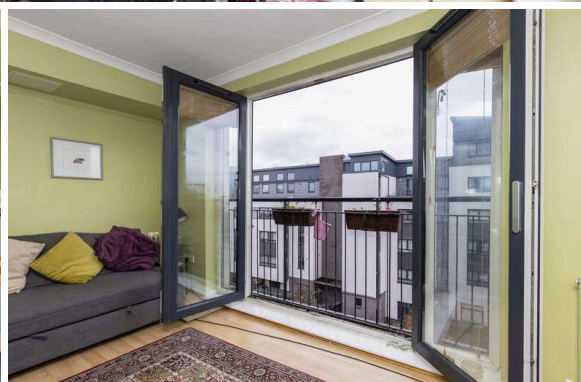




61/12 Waterfront Park  
GRANTON | EDINBURGH | EH5 1BA

  
**warners**  
solicitors & estate agents





## 61/12 Waterfront Park

GRANTON | EDINBURGH | EH5 1BA

An exciting opportunity has arisen to acquire this beautifully presented, one-bedroom, modern flat in the popular Granton area of Edinburgh. This fantastic apartment is offered to the market in move-in condition and would make a fantastic first-time purchase as well as offering investment potential. The living room/kitchen is the main public space in the property and is well sized, with French doors here opening to a Juliet balcony. The bedroom is also of a good size and benefits from both built in wardrobe storage and a Juliet balcony. A contemporary, tastefully decorated bathroom completes the accommodation internally. Offering good access to public transport links and situated within walking distance of Silverknowes beach, early viewing is recommended to avoid missing out on this wonderful property.

The accommodation comprises:

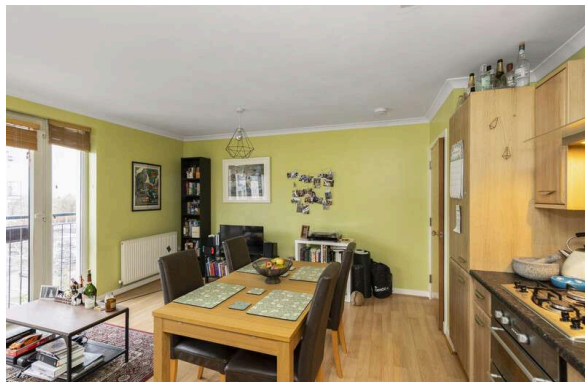
- Kitchen/living room with Juliet balcony
- Bedroom with built-in wardrobe and Juliet balcony
- Bathroom
- Entrance hallway
- Storage cupboard
- Gas central heating
- Double glazing
- Parking is allocated and underground

Extras: All fixtures and fittings are to be included in the sale. EPC rating Band B.

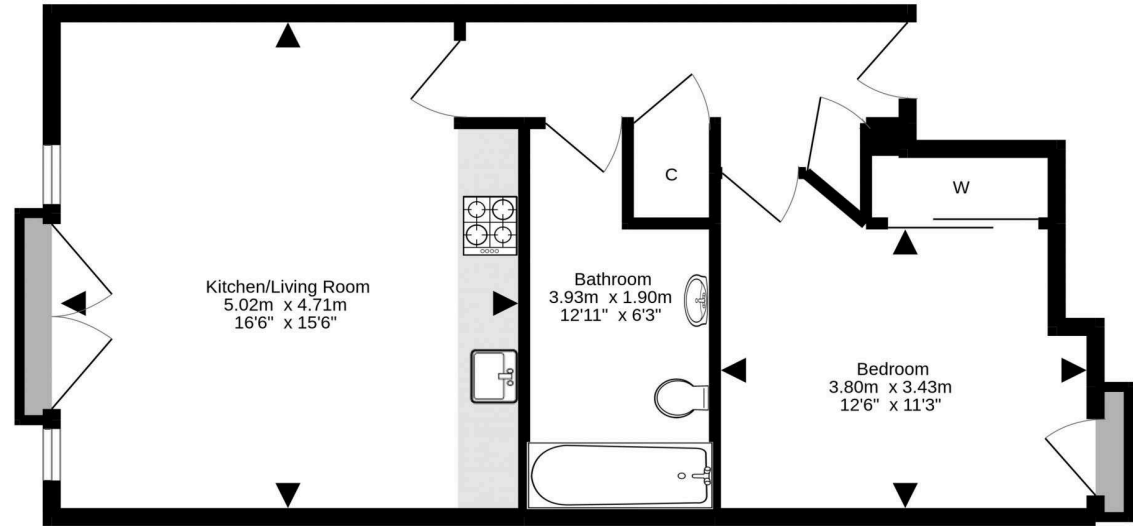
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. Schooling is available from nursery to senior level and Edinburgh College is close by. The Edinburgh Tram extension is now up and running, linking Granton to the airport via Leith and the City Centre. Multiple regular bus services operate to the city centre, airport and surrounding areas. There is also quick access to the Forth Road Bridge and City Bypass.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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