



## Flat 4, 5 Waterfront Avenue, Edinburgh, EH5 1RT

Light & Immaculately Presented, Two-Bedroom, Corner Aspect, Ground Floor Apartment

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# Property Description

Light and immaculately presented, two-bedroom, corner aspect, ground-floor apartment, with an allocated parking space. Forming part of a quiet, modern, factored, residential development in Granton, northwest of Edinburgh's city centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a family bathroom.

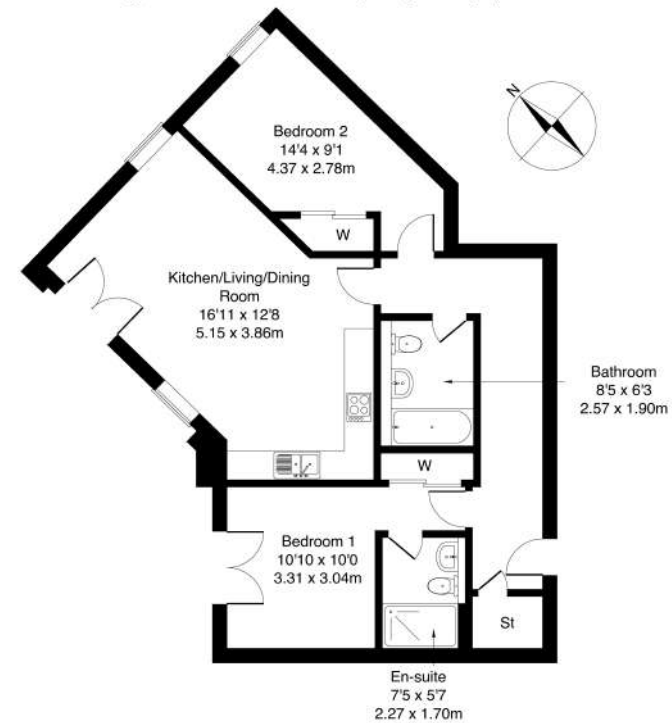
Highlights include a modern fitted kitchen, stylish bathrooms, contemporary flooring, and tasteful decor throughout. In addition, there is double glazing, district heating (with a Guru Smart Home Hub), and good integrated storage including bedroom wardrobes.

The development includes a secure video entry system, a shared bike store, a private resident car park to the rear, and unrestricted on-street parking in the surrounding area.

A welcoming entrance hallway gives access throughout and features a convenient built-in store cupboard, a secure entry system, and stylish contemporary flooring. Enjoying a dual-aspect, an impressive open-plan public room offers superb natural light and space for both lounge and dining furniture; and features two Juliet balconies, light decor, and contemporary flooring and lighting. Set to one side of the room, a stylish fitted kitchen has modern, white high-gloss units, stone-effect worktops with matching upstands, a sink with drainer; and an integrated fridge/freezer, eye-level oven and ceramic hob.

With a side aspect including a Juliet balcony, the master bedroom is tastefully finished with light decor, a feature wall, carpeted flooring, a built-in wardrobe, a TV point; and a generous en-suite including a modern suite with a rainfall shower. A second well-finished double bedroom has a rear-facing window and also includes carpeted flooring and a built-in wardrobe. Completing the accommodation, set internally off the hall, a modern bathroom has a fitted three-piece suite, including a shower fitting for the bath, tiled splash walls, and a chrome ladder-style radiator.

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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Granton lies approximately three miles north of the city centre, within easy reach of the fashionable Shore district and the Ocean Terminal shopping centre which includes a cinema and a range of popular restaurants. Within a couple of miles, there are several supermarkets, with Craigmile Retail Park offering additional shopping facilities. There are frequent public transport links from West Granton Road and Waterfront Avenue, to and from the city centre, with a direct Airlink





service to the Airport. Granton is undergoing significant development, including works at the Granton Marina which will include a new hotel, spa, and residences. With several gyms and leisure centres nearby, the area also lies close to the charming waterfront path and causeway, leading towards Cramond Island, offering an ideal route for joggers, dog walkers, and families. The area is home to the new Edinburgh College and also offers well-regarded local schooling.







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## Head Office

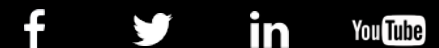
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Estate Agents and Solicitors



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