



Flat 9, 5 Waterfront Avenue, Granton, Edinburgh, EH5 1RT

Immaculately Presented, South-West-Facing, Two-Bedroom, First Floor Apartment

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Property Description

Set on the first floor of a desirable residential development in Edinburgh's increasingly popular Granton Harbour area and presented to an exceptional standard throughout, this stylish, two-bedroom apartment enjoys a southwest-facing balcony and a private, allocated parking space.

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

Highlights include a modern fitted kitchen with a full range of integrated appliances, stylish bathrooms, and continuous contemporary flooring. Further features include a balcony for the lounge, two Juliet balconies, double glazing, gas central heating, TV and telephone points, and good integrated storage throughout.

The development includes a secure video entry system, a shared bike store, and a barrier-secured private car park for residents.

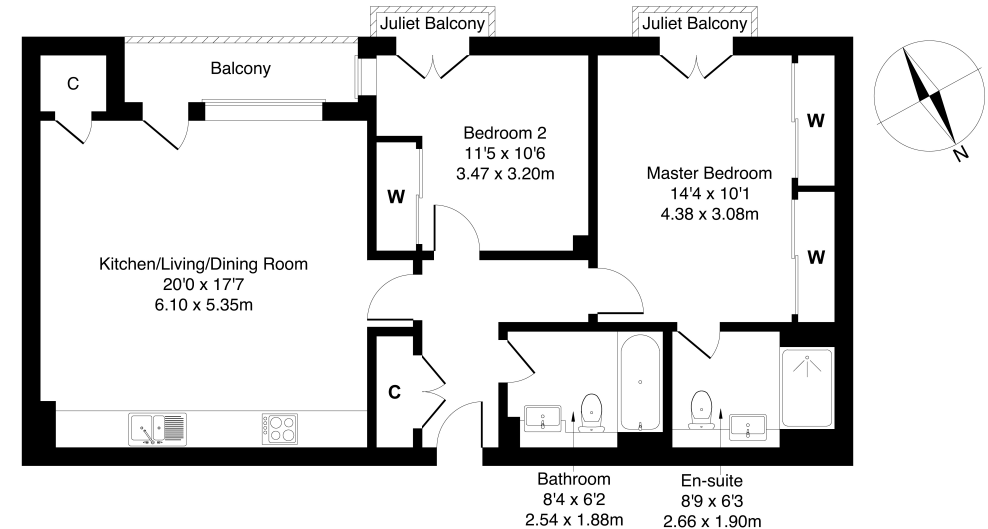
Offering light-filled, contemporary living throughout, the apartment is accessed by a spacious entrance hall, with generous, built-in storage. Finished with wood-effect flooring and bathed in natural light from full-height glazing, an impressive living, dining and kitchen area extends onto a private balcony, providing sunny, outdoor space. Offering excellent space for both relaxing and entertaining, this generous, open-plan area additionally benefits from a wall-mounted TV point and deep, built-in storage. The contemporary kitchen is thoughtfully designed with modern, gloss-white cabinets and wood-effect worktops, which seamlessly blend with the tasteful, minimalist decor. Integrated appliances include an eye-level oven, induction hob, fridge/freezer, dishwasher and washing machine.

Opening onto a Juliet balcony, the spacious master bedroom is stylishly decorated in light, neutral tones, featuring a striking panelled wall, two large built-in wardrobes and a modern en-suite shower room, complete with a rainfall shower, tiled splash wall and a ladder-style radiator. Also enjoying full-height glazing and access to a Juliet balcony, a second, well-proportioned double bedroom benefits from a large, built-in wardrobe. Completing this pristine accommodation, a family-sized bathroom is fitted with a modern three-piece suite, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



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

Area Description

Enjoying an enviable location, with quick, easy access into the city centre, increasingly popular Granton enjoys the very best of contemporary, waterfront living. Adjacent to stylish Newhaven and with the vibrant Shore district and Ocean Terminal within easy reach, an outstanding choice of restaurants, cafés, shops, and entertainment lie on the doorstep. Everyday conveniences are also well catered for, with a choice of supermarkets nearby and Craighleith Retail Park just a short drive away. The area enjoys excellent transport links, with frequent bus services from Waterfront Avenue providing rapid access to the city centre and beyond. Granton is one of Edinburgh's most exciting

regeneration areas, with the landmark Granton Marina development set to transform the waterfront with the addition of a luxury hotel, spa, stylish new homes, and engaging public spaces. Outdoor enthusiasts will appreciate the stunning waterfront promenade, ideal for walking, jogging and cycling, while the picturesque causeway to Cramond Island offers a unique destination for coastal adventures. Also enjoying a range of gyms and leisure facilities in the vicinity, Granton offers an exceptional lifestyle that blends coastal tranquillity with the culture and vibrancy of Edinburgh.





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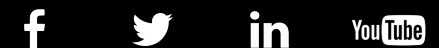
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