



Flat 11, 61 Waterfront Park, Edinburgh, , EH5 1BA

Bright and Well-Presented, Two-Bedroom, Fourth-Floor Flat with Juliet Balconies

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Property Description

Bright and well-presented, two-bedroom, fourth-floor flat with Juliet balconies and an allocated parking space. Forming part of a modern residential development in the popular Granton area northwest of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, master bedroom with an en-suite, a further bedroom and a bathroom.

Highlights include a fitted kitchen with appliances, generous bathrooms, and contemporary flooring. Further features include double glazing, gas central heating, and good storage space.

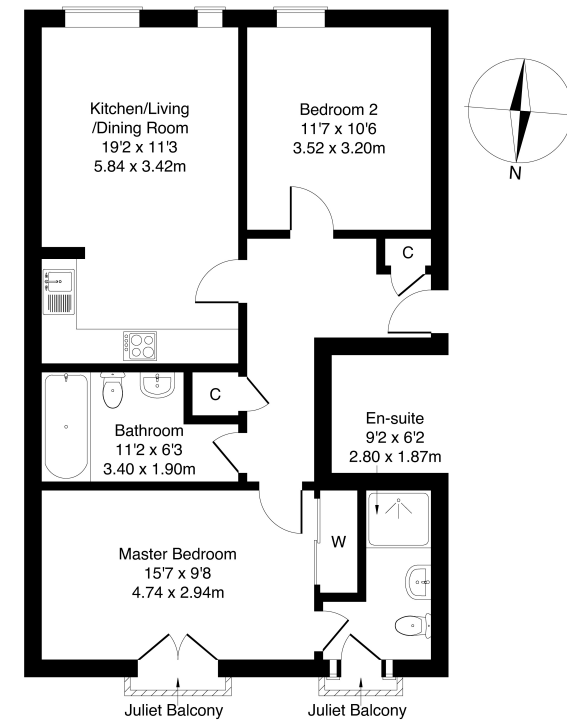
The development also provides a lift service, a communal courtyard, a secure entry system and a secure underground parking facility.

Welcoming you into the property, the hallway provides access to all rooms, creating a seamless flow throughout the home. The open-plan living room/kitchen is finished with matching contemporary flooring, light décor and a large window allowing plenty of natural light to fill the space. The kitchen features granite-effect worktops with matching upstands, a tiled splashback, stainless steel sink with drainer, integrated double oven and gas hob with canopy above, as well as a washer/dryer and fridge/freezer.

Bedrooms one and two are both finished with carpeted flooring and neutral décor, with bedroom one benefiting from an additional wardrobe, ideal for storage. Bedroom one also features an en-suite shower room for added convenience, while the space benefits from a Juliet balcony, with a further Juliet balcony in bedroom two. The hallway also provides two cupboards for additional storage and leads through to the final room, completing the property. The family bathroom is finished with a three-piece suite, including a shower over the bath.



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

Area Description

Granton is located about three miles north of Edinburgh's city centre, offering convenient access to the trendy Shore district and the Ocean Terminal shopping centre, which features a cinema and popular restaurants. Several supermarkets are nearby, and Craighleith Retail Park provides additional shopping options. Frequent public transport runs from West Granton Road and Waterfront Avenue to the city centre, including a direct Airlink service to the airport. The area is

experiencing significant development, notably at Granton Marina, which will include a new hotel, spa, and residential properties. With several gyms and leisure centres close by, residents can also enjoy the scenic waterfront path and causeway leading to Cramond Island, perfect for jogging, dog walking, and family outings. Granton is home to the new Edinburgh College and offers well-regarded local schools.





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