



41/7 Waterfront Avenue,
Edinburgh, EH5 1JD



79



41/7 Waterfront Avenue, Edinburgh, EH5 1JD

Forming part of a sought-after modern, factored development within the popular Granton Waterfront district of Edinburgh, this exceptional fifth-floor, dual-aspect apartment enjoys an enviable position with breathtaking panoramic views. From one aspect, residents can take in stunning vistas across the Firth of Forth towards Fife, while the other showcases Edinburgh's iconic skyline, including views towards Edinburgh Castle.

Presented in excellent condition and benefiting from numerous upgrades including Porcelanosa tiling and Duravit sanitaryware, the property offers bright, spacious accommodation throughout, complemented by gas central heating and double glazing for year-round comfort.

The accommodation is entered via a welcoming hallway with a useful storage cupboard, with all rooms conveniently accessed from here. The impressive lounge is flooded with natural light and flows seamlessly into a generously proportioned dining kitchen, creating an ideal space for both everyday living and entertaining. The kitchen is superbly appointed with quality oak work surfaces, an excellent range of contemporary wall and base units, and integrated appliances including an oven, hob, extractor hood, dishwasher, and fridge/freezer. French doors open onto a substantial recessed covered balcony, providing the perfect spot to relax and enjoy the spectacular surroundings.

There are two well-proportioned double bedrooms, both with fitted wardrobes and the principal bedroom featuring a stylish en-suite shower room with Duravit sanitaryware. A modern family bathroom, fitted with a contemporary three-piece Duravit white suite with wall-hung soft-close toilet, Hansgrohe fittings and shower over the bath, completes the accommodation.

Externally, residents benefit from access to a well-maintained communal garden to the rear, predominantly laid to lawn. Unallocated residents parking is situated around the perimeter of the development on Kingsburgh Crescent and can be accessed directly from the shared communal garden. There is also a bicycle store located at the block entrance.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, lift and buildings insurance. The current factor is Charles White with a quarterly payment of approximately £350-400.





41/7 Waterfront Avenue,
Edinburgh, EH5 1JD



Area Description

Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years. The area is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth, and the property lies just over three miles from the city centre, reachable in under 15 minutes by bus or car. Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station (under a 10-minute walk or two-minute drive), a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre (10-minute drive), which is home to an array of high-street stores, a multi-screen cinema and a selection of family restaurants. The area boasts several cultural and entertainment venues, with some fantastic venues already established and some due to open soon, including Pitt Street market, Wasps Artists' Studios, and Granton Gasometer, making the area a fabulous cultural hub. With a wide variety of leisure activities right on its doorstep. 'The Art Works' by National Galleries is scheduled to commence works and is due to showcase more than 130,000 pieces of artwork. The Granton Lighthouse Art hub is also schedule to commence works soon. Granton has something for everyone: from tranquil strolls along the waterfront promenade towards Wardie Beach and picturesque Cramond to exhilarating sailing and water sports at the marina. The property boasts a wealth of greenspace enviably close by, making it an ideal choice for those who enjoy spending time in nature and perfect for dog owners. The property is within the catchment area for Granton Primary School, Broughton High School, St David's RC primary School, and St Augustine's RC High School, and is well placed for some of the finest independent schools in the country. Thanks to its northerly location, the property enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport (28-minte drive) and Queensferry Crossing (37-minute drive). Comprehensive public transport services (including the tram line which will eventually pass very close to the property and bus stops just outside the development) and a vast cycle path network also provide fantastic links into the city centre and beyond.



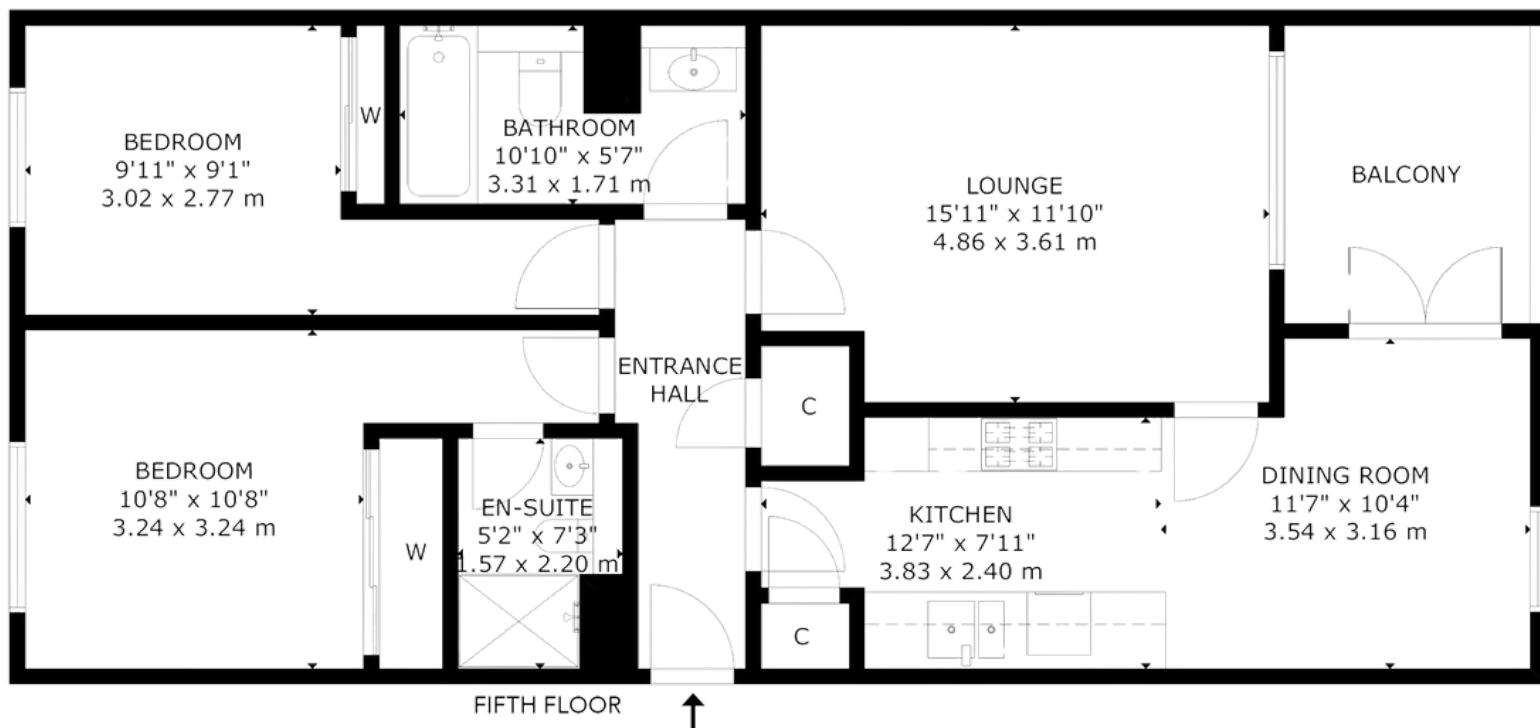
Accommodation

Lounge:	4.85m x 3.6m (15'11" x 11'10")
Kitchen area:	3.84m x 2.41m (12'7" x 7'11")
Dining area:	3.53m x 3.15m (11'7" x 10'4")
Bedroom 1:	3.25m x 3.25m (10'8" x 10'8")
En suite shower room:	2.2m x 1.57m (7'3" x 5'2")
Bedroom 2:	3.02m x 2.77m (9'11" x 9'1")
Bathroom:	3.3m x 1.7m (10'10" x 5'7")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can

be given. **Made with Metropix copyright 2011.**



For more information or to register your interest, please contact:

Aberdein Considine
 40-44 Elm Row, Edinburgh, EH7 4AH
 47 Lothian Road, Edinburgh, EH1 2DJ
 0131222 9000

edi@acandco.com
acandco.com

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Aberdein Considine