



51/15 Waterfront Park,
Edinburgh, EH5 1BA



51/15 Waterfront Park, Edinburgh, EH5

Forming part of the Waterfront Gait Development, we are delighted to present to the market this well-presented 5th (top) floor apartment. Providing bright and well-proportioned accommodation, the apartment has many benefits including a balcony along with gas central heating, double glazing and an allocated parking space. The apartment forms part of a modern factored development with secure entry, lift access and shared courtyard. The accommodation comprises entrance hall with two storage cupboards. The lounge/diner/kitchen is open plan, ideal for entertaining, and has two double doors to the dual aspect balcony. The kitchen area is fitted with modern base and wall units with the oven, hob, hood, fridge, freezer and washing machine to remain. The main bedroom has fitted wardrobe and an en-suite shower room. There is a further double bedroom and completing the accommodation is the bathroom which is fitted with a three piece white suite with shower over the bath. Externally the development has a shared courtyard and the apartment benefits from an allocated parking space in the underground car park. Viewing of this lovely apartment is essential to fully appreciate the accommodation offered in this popular location. There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is Hacking & Paterson with a monthly payment of approximately £120

Area Description

The property is located within walking distance of many local amenities including Edinburgh College, Ainslie Park Leisure centre and the lovely beach at Cramond. Stockbridge with its range of independent shops, bars and restaurants is also a short drive from the property. Regular bus services provides easy access to the city centre and the popular Shore area with its wealth of shops, bars and restaurants.





Accommodation

Kitchen/Diner/Lounge:	6.3m x 3.28m	(20'8" x 10'9")
Bedroom 1:	3.33m x 2.92m	(10'11" x 9'7")
En-Suite:	2.3m x 1.8m	(7'7" x 5'11")
Bedroom 2:	4.14 x 2m	(13'7" x 6'7")
Bathroom:	2.2m x 2m	(7'3" x 6'7")

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:

Aberdeen Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ
0131 222 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



Aberdeen Considine