



Flat 10, 41 Waterfront Avenue, Edinburgh, EH5 1JD

Well-Presented, Two-Bedroom, South-Facing, Sixth (Top) Floor Flat with Balconies

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Property Description

Well-presented, two-bedroom, south-facing, sixth-floor (top) penthouse apartment with private balconies and panoramic views. 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 double bedroom and a shower room.

Highlights include two balconies with superb views, a modern shower suite and fitted kitchen with a range of integrated appliances, and contemporary flooring and lighting. Additional features include double glazing, a newly fitted boiler (2021), gas central heating, and good storage provision throughout.

The development also provides a lift service, communal garden grounds, a secured entry system and a private car park with ample resident and visitor spaces.

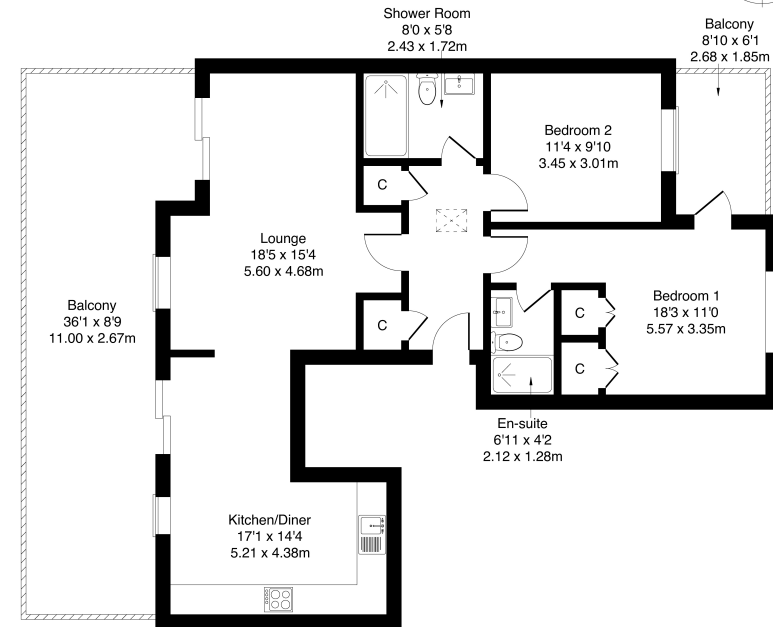
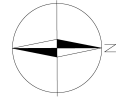
A welcoming entrance hall gives access to all rooms and features a skylight providing natural light throughout the year, two useful storage cupboards and attractive herringbone-style flooring. Extending the full length of the property, the stunning open-plan kitchen, dining and living area forms the heart of the home. Bathed in natural light thanks to its desirable south-facing aspect, the space benefits from two sets of patio doors opening onto a large balcony with panoramic views of the Edinburgh skyline, creating an ideal setting for relaxing or entertaining. Presented in light, neutral décor, this impressive open-plan space boasts stylish herringbone-effect flooring throughout, with carpet currently laid over the flooring in the lounge area. The contemporary kitchen is fitted with modern units, complementary worktops, a sink with drainer, a tiled splashback and a plinth heater, alongside a range of integrated appliances including a gas hob, oven, fridge/freezer, dishwasher and washing machine.

The two well-proportioned bedrooms are positioned to the rear of the property. The generous master bedroom benefits from two built-in wardrobes, a good-sized balcony with views of the Firth of Forth and an en-suite shower room. Bedroom two is another spacious double room, offering ample space for freestanding furniture. Completing the accommodation, the main shower room features a modern suite, including a large shower enclosure with a rainfall showerhead and stylish panelled splash walls.



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Approximate Gross Internal Area: (883 sq ft - 82 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 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 Craighall 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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