



A superb first floor apartment with a stunning new kitchen quietly situated within a modern landscaped development

 2 Bed  2 Bath  1 Reception

Forming part of an established modern development, 55/3 Waterfront Avenue is a contemporary and bright 2 bedroom second floor apartment. The development is set within well maintained communal grounds and is conveniently located for local amenities and access in and out of the city. The immaculately presented interior of the property is generously proportioned throughout and has a pleasant, open outlook over 3 elevations. The light filled accommodation, in brief, comprises – entrance hallway with storage cupboard, living room / dining room, kitchen / breakfast room, principal bedroom an ensuite shower room, double bedroom 2, and bathroom. The property benefits from two balconies, a private residents’ car park, gas central heating, and full double glazing. The development is managed by Charles White, with a current annual fee of approximately £1750, which includes building insurance.

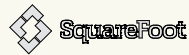
“Please note that no warranty will be given for the systems and appliances – they are sold as seen”

Features

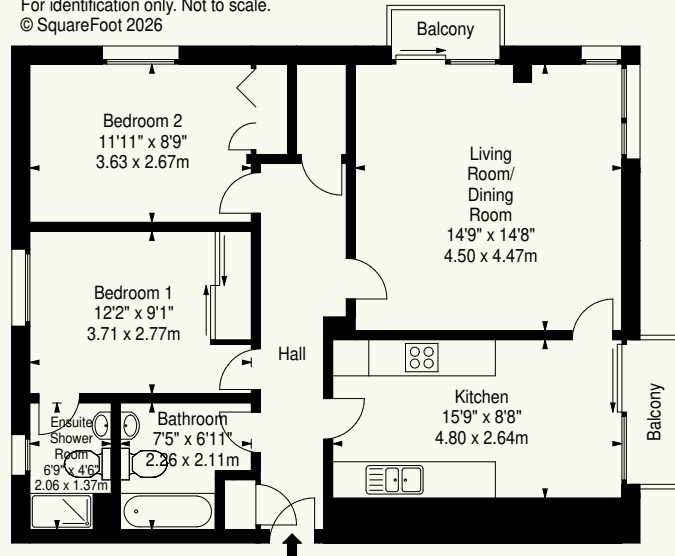
- Popular residential location
- Excellent local amenities and transport links
- 2 balconies
- Private residents’ parking
- Living room / dining room
- Kitchen / breakfast room
- 2 double bedrooms (1 ensuite)
- Bathroom
- Good storage
- Gas central heating and full double glazing
- EPC Rating C

Offers Over £235,000

Waterfront Avenue,
Edinburgh,
Midlothian, EH5 1JD



Approx. Gross Internal Area
814 Sq Ft - 75.62 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Granton is a popular residential area located just minutes from the shores of the Firth of Forth and all the city's vibrant waterfront has to offer. Whilst there are excellent public transport services to and from the city centre (approximately 3 miles), the local area offers a wide range of shopping facilities including a large branch of Morrisons just a short walk from the flat. Edinburgh College Granton Campus is also within a few minutes on foot, as is Craigoyston Community High School which offers a wide

programme of leisure and educational facilities for children and adults alike. There are miles of bracing seafront walks, a number of lovely parks, a Yacht Club and Marina, a Pure Gym and several local access points to the city's cycle path network all within close proximity. The Western General Hospital is also closeby and there are excellent road links with the city by-pass, the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.