



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16/7 Waterfront Gait

Granton, Edinburgh EH5 1EP

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Forming part of an exclusive development, this beautifully presented two bedroom, fourth floor apartment is located close to Silverknowes promenade along the banks of the Firth of Forth. There is also a Morrisons supermarket close by and a Edinburgh College campus..

Access is via secure entry phone system with lift and stair access. The development has an on-site concierge services. On entering you are greeted by a generous hallway, with ample built-in storage. Continuing through, you'll discover an airy living and dining room. Bathed in natural light, this space is perfect for entertaining, with a patio doors opening to a 'juliet' balcony. The social aspect continues with a convenient kitchen next door, designed for both functionality and style, replete with Bosch appliances.

This appealing apartment accommodates two comfortable bedrooms; the main bedroom with built-in wardrobes. Finally, a stylish bathroom, completes the accommodation.

Property Summary

- Modern fourth floor apartment with lift/stair access
- Spacious living room
- Modern fitted kitchen
- Two double bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Shared garden central courtyard gardens & a communal residents' gym
- Secure underground resident parking & secure bike store
- EPC Rating - C | Council Tax Band - C

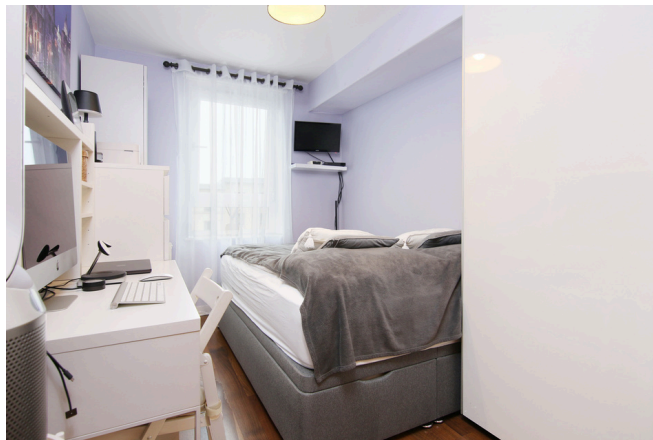
Home Report Value - £180,000







Fourth floor
apartment,
close to
Silverknowes
promenade





In the center are large communal courtyard gardens.

Parking: There is secure underground residents parking with ample spaces and a secure bike store

The development is maintained by James Gibb; an approx. fee of £300 per quarter; covers maintaining and cleaning the communal areas, maintaining the grounds, and block buildings insurance.

Extras: fitted floors, light fittings, blinds, and all kitchen appliances, to be included in the sale.



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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Fourth Floor

Approx. 53.2 sq. metres (572.7 sq. feet)

Location



POND CLOSE NEXT TO DEVELOPMENT

Granton sits beside the banks of the Firth of Forth, north of Edinburgh city centre and is part of Edinburgh's large waterfront rejuvenation programme. It has a harbour, housing two yacht clubs, the Royal Forth and the Forth Corinthian. Local amenities can be found on West Granton Road, with a large Morrisons store. Both within easy reach are; Leith and the Ocean Terminal shopping centre – to the east, or to the south is Craighleith Retail Park. Additional recreational facilities, include the Ainslie Park Leisure centre (with swimming pool). Fabulous walks can be found along the promenade at Silveknowes which takes you along to the pretty village of Crammond. An Edinburgh College campus is close by and there are excellent transport links, with a choice of regular bus services, taking you to the city and surrounding areas.