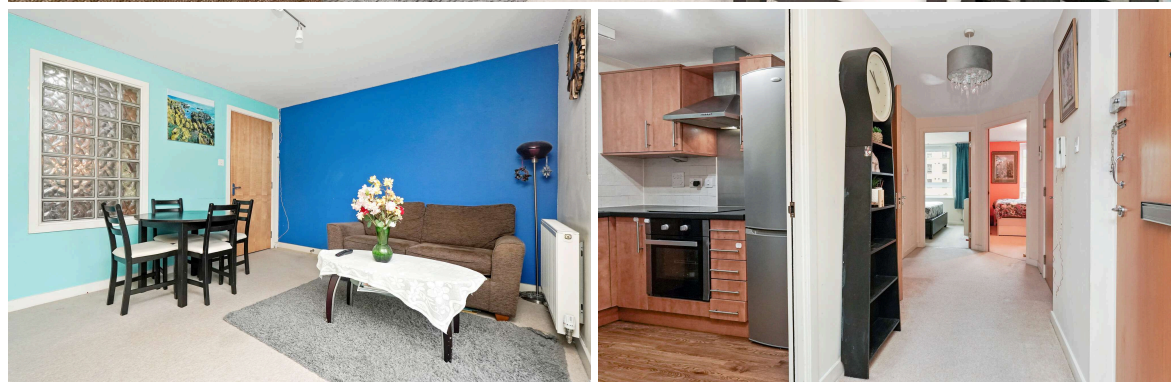




10/3 Waterfront Gait,
GRANTON | EDINBURGH | EH5 1EP


warners
solicitors & estate agents



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Warners are delighted to present this bright and spacious two-bedroom second-floor flat, forming part of the popular Waterfront Gait development in Edinburgh's sought-after Granton district. The property offers well-proportioned accommodation, complemented by excellent communal facilities including a residents' gym, landscaped courtyard gardens and secure underground parking. With its convenient location and appealing features, the property is ideally suited to first-time buyers, professionals and investors alike.

The accommodation comprises a welcoming entrance hallway with a built-in storage cupboard. The spacious living room provides an excellent space for relaxing and entertaining, with room for a variety of furniture arrangements. The separate kitchen offers a practical space for everyday cooking, with room for essential appliances and storage.

There are two well-proportioned bedrooms, both offering flexibility for a range of bedroom furnishings, with the second bedroom also lending itself perfectly to use as a home office, guest bedroom or nursery. Completing the accommodation is a bathroom featuring a bath and separate shower enclosure.

Externally, residents enjoy attractive, well-maintained central courtyard gardens, providing a pleasant outdoor space to relax. The development also benefits from a communal residents' gym, secure underground parking and a secure bicycle store, adding to the appeal and convenience of this property. Further benefits include gas central heating, double glazing and secure entry to the development.

- Well-proportioned second-floor flat
- Spacious and bright living room
- Two generously sized bedrooms
- Bathroom with separate shower
- Communal residents' gym
- Secure underground residents' parking
- Popular waterfront location with excellent local amenities

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Council Tax : C , Energy Rating: B
Factor payable to James Gibb. Approx £110 monthly

Fixtures, fittings, blinds, sofa, dining table, and all kitchen appliances will be included in the sale.

Located on Edinburgh's waterfront, Granton is based around a picturesque, historic harbour. Various transport routes pass through the area, and nearby Newhaven features access to the Edinburgh Tram network, running all the way to the airport. Newhaven also has its own harbour, as well as some fantastic eateries and an ASDA supermarket. Ocean Terminal is located a short distance further to the east, while additional shopping facilities include a Morrisons on Ferry Road and Sainsburys at Craigleith Retail Park, a little further afield.

