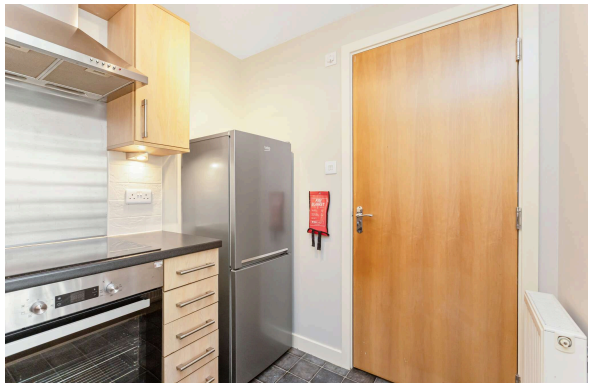

8/4 Waterfront Gait
GRANTON | EDINBURGH | EH5 1EP
warners
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# 8/4 Waterfront Gait

GRANTON | EDINBURGH | EH5 1EP

Set in a quiet, modern development in the heart of Granton surrounded by communal grounds with ample underground parking is this spacious and well presented second floor two-bedroom apartment moments from excellent amenities, quick transport links and vast open green spaces.

The accommodation comprises of a welcoming entrance hallway with a generously sized storage cupboard, spacious front facing living room with Juliet balcony, fitted separate kitchen, two well-proportioned double bedrooms, one with fitted wardrobes, and a contemporary bathroom with mains shower over bath completes the accommodation. The property further benefits from gas central heating and double glazing, and externally, well kept communal grounds, secure underground, and on street parking.

- Welcoming entrance hallway with storage
- Front facing living room with Juliet balcony
- Fully fitted separated kitchen
- Two well-proportioned double bedrooms, one with fitted
- 'robes
- Contemporary bathroom with mains shower over bath
- Double glazing
- Gas central heating
- Secure underground parking.

Council Tax C. Energy Rating B.
Factor payable to James Gibb, approx. £100 per month.

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







All fixtures, fittings, integrated kitchen appliances, washing machine, fridge freezer. Other items of furniture may be available upon buyers request.

Located on Edinburgh's waterfront, Granton is based around a picturesque, historic harbour and the property is located within walking distance of many local amenities including Edinburgh college. The area is serviced by various transport routes, 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 Waterfront Broadway, a Morrisons on Ferry Road and Sainsburys at Craigleith Retail Park, a little further afield.

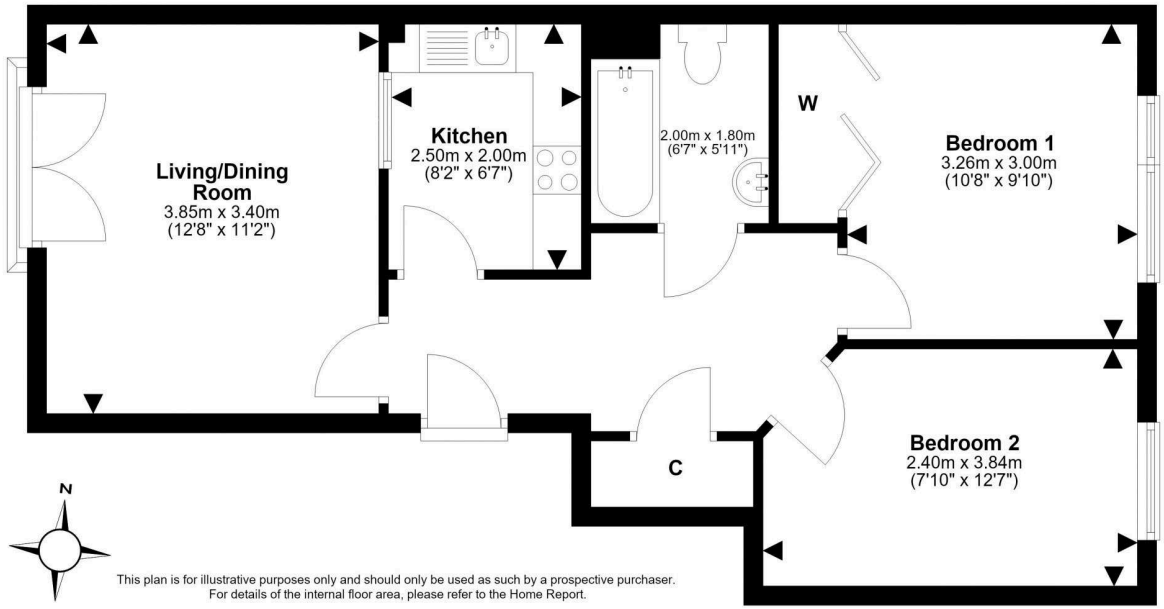
Leisure facilities nearby include the David Lloyd Health Club and Ainslie Park Leisure Centre, as well as access to Edinburgh's cycle path network, leading throughout the city. Inverleith Park and the Royal Botanic Garden are within easy reach to the south, while Cramond is a pleasant walk or cycle to the west. Schooling is available from nursery to senior level and Edinburgh College is close by. Ferry Road offers straightforward road links out of the city, to the Bypass, M8, and Queensferry Crossing.












22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com