GILSONGRAY

LAW • PROPERTY • FINANCE



51/14 WATERFRONT PARK

Granton, Edinburgh EH5 1BA

1	1	1
Public Room	Bedroom	Bathroom

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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51/14 WATERFRONT PARK

Set within a contemporary waterfront development in Granton, this stylish top-floor flat enjoys a coastal setting close to scenic waterside walks. The development benefits from secure phone entry and lift access, while the interiors offer modern, low-maintenance living. A welcoming hallway with built-in storage leads into a bright open-plan living and dining space with a fitted kitchen and Juliette balcony. The spacious double bedroom features a wardrobe, complemented by a family bathroom. Residents also enjoy a communal courtyard and an allocated parking space, making this an appealing choice for professionals, first-time buyers and investors seeking a modern home by the water. The property enjoys a particularly attractive outlook, with views towards Edinburgh Castle and the Pentland Hills providing a distinctive feature of the home. Extras: All fitted floor coverings, light fittings and integrated appliances are included.

CLICK HERE
TO TAKE A VIRTUAL TOUR OF THE PROPERTY



RECEPTION ROOMS
& LIVING SPACE











FEATURES

- Top-floor flat in Granton's Waterfront Park
- Part of a contemporary waterfront development
- Secure phone entry and lift service
- Well-presented modern interiors
- Hallway with built-in storage
- Bright open-plan living and dining space with Juliette balcony access
- Spectacular views towards Edinburgh Castle and the Pentland Hills
- Fitted kitchen arranged within the main reception room
- Spacious double bedroom with wardrobe
- Family bathroom
- Communal courtyard
- Allocated parking space









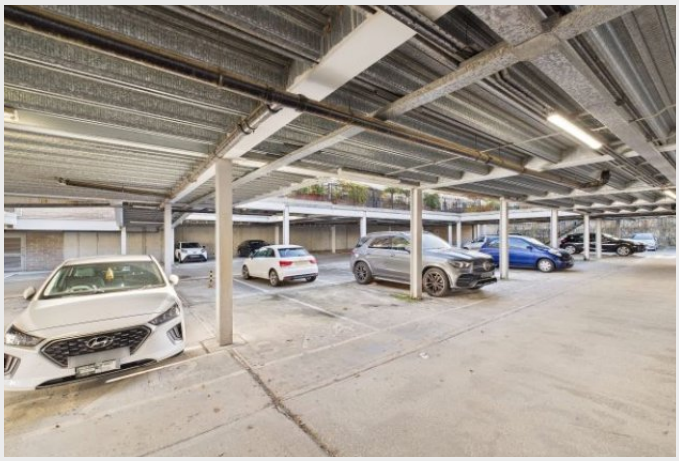
THE BEDROOMS
& BATHROOMS



GRANTON, EDINBURGH

Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years. The area, which lies under four miles north of the city centre, is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth. Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station, a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre, which is home to an array of high-street stores, a multi-screen cinema and a selection of family restaurants. With a wide variety of leisure activities right on its doorstep, Granton has something for everyone: from tranquil strolls along the waterfront promenade towards picturesque Cramond to exhilarating sailing and water sports at the marina. Granton is within the catchment area for well-regarded state schools and is well placed for some of the finest independent schools in the country. Thanks to its northerly location, the area enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport and Queensferry Crossing. Comprehensive public transport services and a vast cycle path network also provide fantastic links into the city centre and beyond.







VIEWING BY APPOINTMENT ONLY
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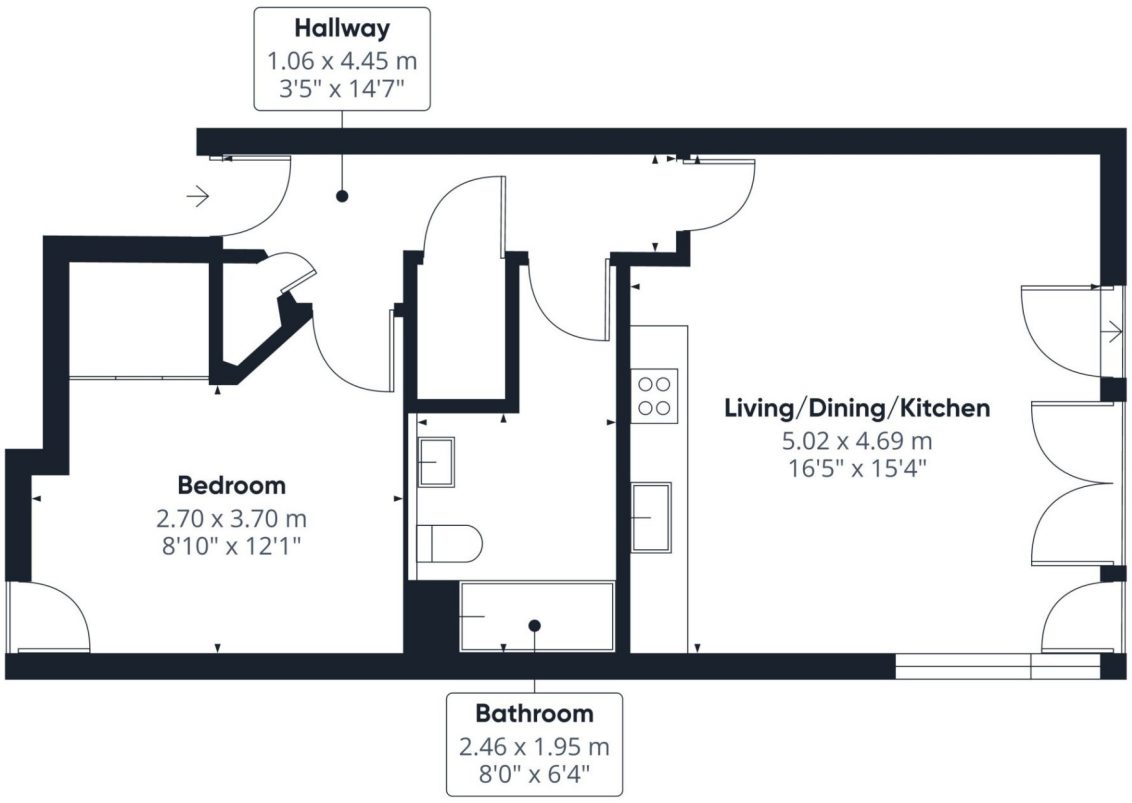
EPC RATING
B

COUNCIL TAX BAND
B

FLOORPLAN



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Approximate total area(1)
49.1 m²
528 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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