



21/1 Waterfront Gait  
GRANTON | EDINBURGH | EH5 1AD

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## 21/1 Waterfront Gait

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This modern duplex flat in Granton, offers a contemporary and stylish living space, perfect for those seeking comfort and convenience. The home boasts a bright and spacious open plan living room. Large windows flood the room with natural light, creating an inviting atmosphere, while sliding doors lead out to a private balcony, offering views of the surrounding development.

Adjacent to the living room is the sleek and modern kitchen, featuring attractive brown units that add warmth and elegance to the space. The flat comprises two double bedrooms, both of which come with integrated wardrobes, providing plenty of storage space. The master bedroom boasts an en-suite shower room, offering added privacy and convenience. Additionally, the master bedroom has its own private terrace, where you can enjoy some outdoor relaxation and take in the views.

Completing the accommodation is a family bathroom, which features a bath, perfect for unwinding after a long day.

Overall, this duplex flat offers a comfortable and contemporary living space in the popular Edinburgh area of Granton, with its bright and airy rooms, modern amenities, and convenient location. In brief it comprises -

- Welcoming hall with storage.
- Bright, open plan living room/kitchen with sliding doors leading to a private balcony.
- Two double bedrooms with the master bedroom boasting an en-suite and terrace.
- Contemporary family bathroom.
- Gas central heating and double glazing.
- Communal grounds.
- Allocated parking space & on street parking.

EPC B

The fridge/freezer and the washer/dryer are included in the sale of the property.

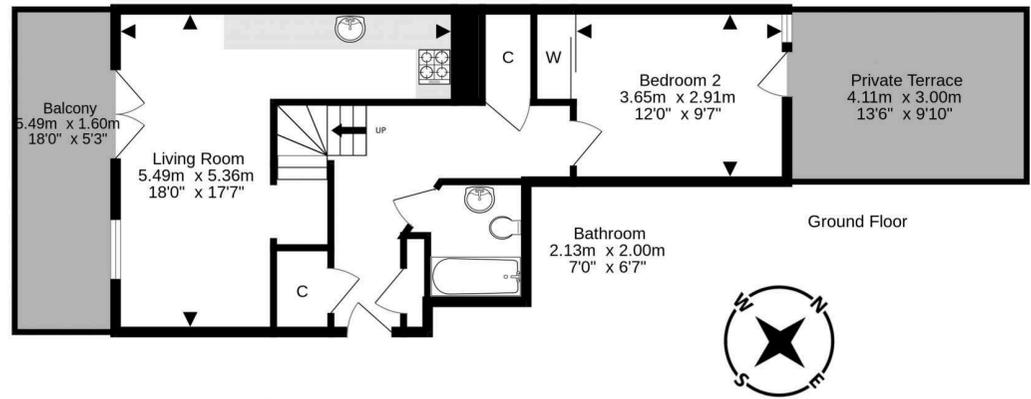
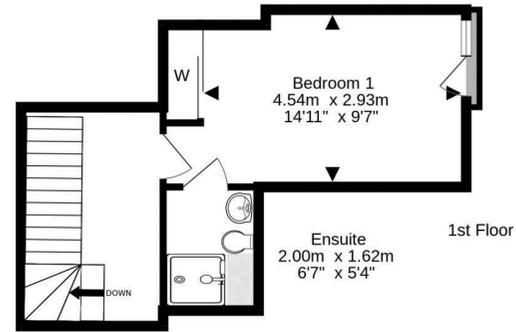
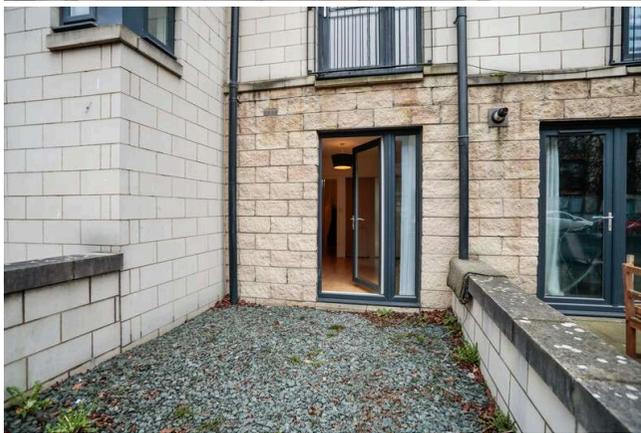
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Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craighleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024