



Flat 3, 5 Waterfront Avenue, Edinburgh, EH5 1RT

Immaculately Presented, Two-Bedroom, Ground-Floor Flat with Private Terrace & Allocated Parking Space

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Property Description

Immaculately presented, two-bedroom, ground-floor apartment with a private terrace, and an allocated parking space. Forming part of a desirable modern, factored residential development in Edinburgh's Granton district, to the northwest of the city centre.

Comprises an entrance hall, open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a family bathroom.

Highlights include a fitted kitchen with a full range of integrated appliances, stylish bathrooms, quality flooring, and contemporary decor throughout. In addition, there is double glazing, gas central heating, TV and telephone points, and good integrated storage.

The development includes a secure video entry system, a shared bike store, a private resident car park to the rear, and unrestricted on-street parking in the surrounding area.

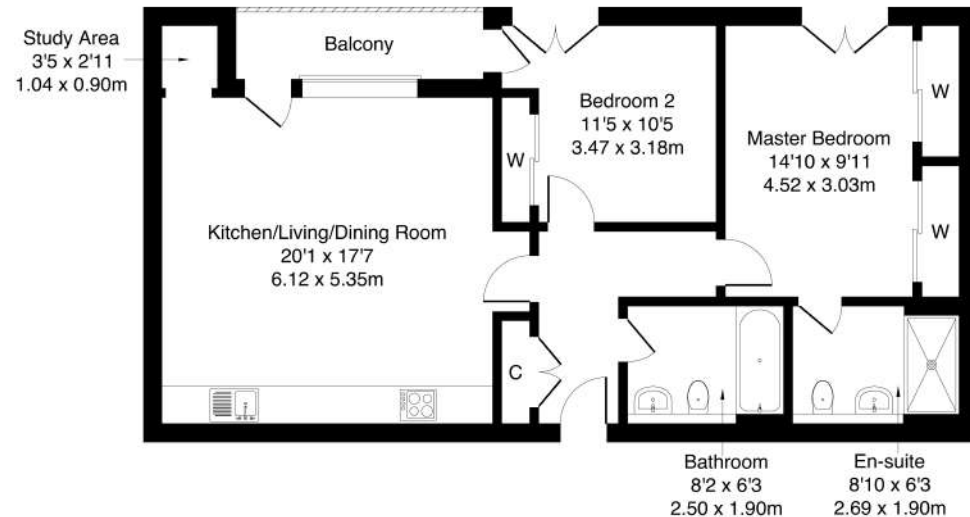
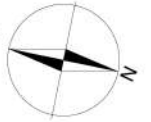
A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard, and features herringbone wood effect flooring continuing into a tastefully finished open-plan living/dining room and kitchen. With full-height windows allowing plentiful natural light, the lounge/dining area includes access to a private terrace, a feature wall with a TV point, and a study/office area. To the rear of the room, a stylish kitchen is fitted with modern units, stone effect worktops with matching upstands, and a sink with drainer; with integrated appliances including an electric hob, an eye-level oven and microwave, a fridge/freezer, a dishwasher and a washing machine.

A stunning master bedroom offers a generous room size and superb storage provision with two built-in wardrobes, with features including a central pendant light, and bespoke wall panelling with built-in lighting, as well as a stylish en-suite including a large cubicle with a rainfall showerhead, tiled splash walls and a ladder-style radiator. A second, well-finished double bedroom features carpeted flooring, a central pendant light and a large built-in wardrobe. Completing the accommodation, set internally off the hall, the family-size bathroom is fitted with a three-piece suite including a handheld shower, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Granton lies approximately three miles north of the city centre, within easy reach of the fashionable Shore district and the Ocean Terminal shopping centre which includes a cinema and a range of popular restaurants. Within a couple of miles, there are several supermarkets, with Craigleith Retail Park offering additional shopping facilities. There are frequent public transport links from West Granton Road and Waterfront Avenue, to and from the city centre, with a direct Airlink service to the

Airport. Granton is undergoing significant development, including works at the Granton Marina which will include a new hotel, spa, and residences. With several gyms and leisure centres nearby, the area also lies close to the charming waterfront path and causeway, leading towards Cramond Island, offering an ideal route for joggers, dog walkers, and families. The area is home to the new Edinburgh College, and also offers well-regarded local schooling.





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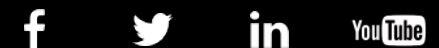
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