




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

54 Waterfront Park

GRANTON, EDINBURGH, EH5 1FG

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Granton has many local shopping facilities including a nearby Morrisons supermarket and a Lidl supermarket as well as a newsagent and many hot food takeaways.

Regular bus services are available closeby enabling ready access to the city centre and beyond. For commuters access is available westwards to the City Bypass, motorway network, Forth Road Bridge and Edinburgh International Airport.

For those who are keen on open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five-minute drive away, whilst it is a simple matter to walk over to the Cramond, Granton Foreshore and Granton Harbour itself. Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria and bar.

Edinburgh College and Craigroyston High School are an even shorter walk away and provide numerous community activities, courses and evening classes.

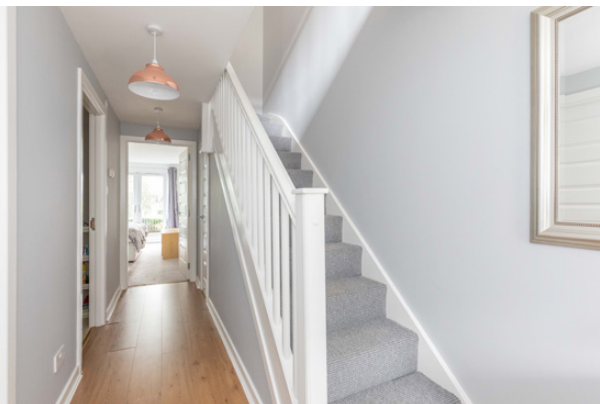


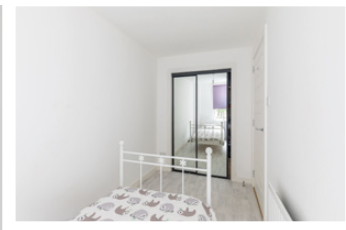
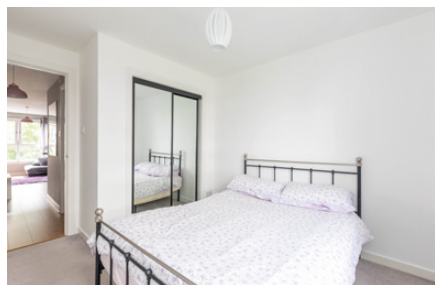
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WATERFRONT PARK GRANTON, EDINBURGH, EH5 1FG

McEwan Fraser Legal are delighted to present this three-bed ground main door duplex apartment offering bright well-proportioned accommodation over two levels. The property is well-positioned within this modern development and boasts gas central heating double glazed window units along with a private terrace and secure allocated underground parking

In true walk-in condition, the accommodation on the lower level comprises a welcoming hallway with under the stair storage, a crisp, three-piece bathroom with shower over the bath, a bright double bedroom with built-in wardrobes and french doors to a private terrace and a smaller double bedroom to the front of the property. Upstairs, there's an open living/kitchen area that is flooded with natural light whilst providing excellent space for dining or entertaining. The modern kitchen is fitted with ample wall and base units and appliances. A third well-proportioned bedroom with built-in wardrobes and the fresh W.C complete the rooms.





SPECIFICATIONS

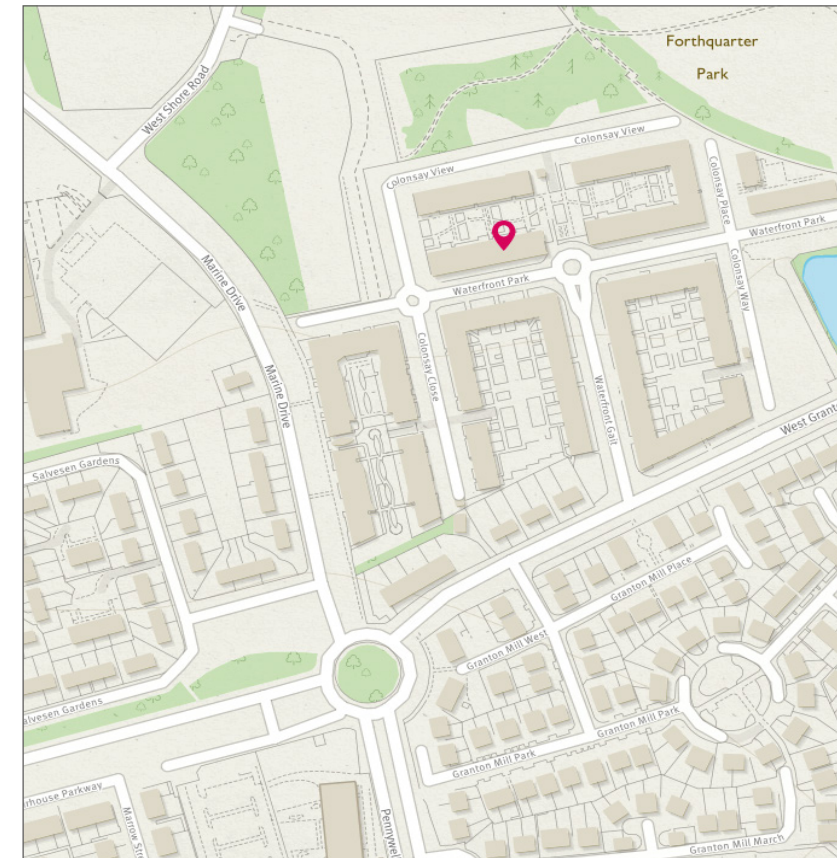
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.96m (19'7") x 3.80m (12'6")
Bedroom 1	2.90m (9'6") x 2.00m (6'7")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.48m (11'5") x 1.87m (6'2")
Bathroom	2.40m (7'10") x 1.80m (5'11")
WC	1.60m (5'3") x 1.15m (3'9")

Gross internal floor area (m²): 74m² | EPC Rating: C






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**Part
 Exchange
 Available**

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Text and description
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