

  
**McEwan Fraser Legal**  
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**Flat 1, 4 Waterfront Gait**

GRANTON, EDINBURGH, EH5 1EP

# FLAT 1, 4 WATERFRONT GAIT

EDINBURGH, EH5 1EP

Granton features excellent local shopping facilities including a Post Office and banking facilities. Nearby Newhaven and Ocean Terminal have numerous bars and restaurants and there is also a twenty-four hour Asda and a David Lloyd Leisure Centre.

Open-air recreational facilities include Inverleith Park and the Royal Botanic Gardens which are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself. A three hundred berth marina, residential, retail and hotel development has just been approved, and it is expected to be completed by 2019.

The bus service into town is excellent with services running every ten minutes (at peak times) into the City Centre.

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

An excellent opportunity has arisen to acquire this unique three bedroom duplex flat, making for an ideal family home or buy-to-let opportunity while being well located within the popular Granton area of Edinburgh

Internally this accommodation is in excellent decorative order, while briefly consisting of.

**Ground Floor:** entrance vestibule with a meter cupboard, an internal hallway with a large utility cupboard and a downstairs WC. a bright and spacious lounge with large floor-to-ceiling windows, partially tiled open plan kitchen/lounge/diner which benefits from an integrated 4 gas hob/oven, extractor hood, fridge/freezer, washing machine. There is a further double bedroom which has built-in wardrobes with access to the front garden area.

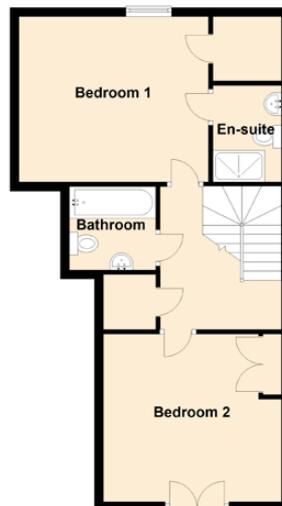
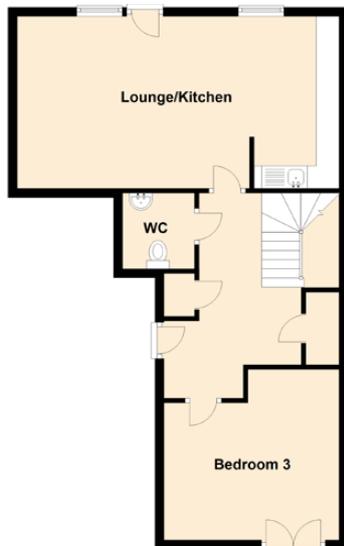
**First Floor:** Three-piece family bathroom with modern splash-back panelling, an over-head shower, chrome heated towel rail and extractor fan, access to a linen cupboard, There are three spacious bedrooms, one of which has large double built-in wardrobes and the other has treble built-in wardrobes as well as a three-piece, partially tiled en-suite shower room with a double shower cubicle and extractor fan.

This property also benefits from; gas central heating, full double glazing, communal and private garden grounds surrounding the property, including a courtyard to the rear, a gym as well as bin and bike stores and a private decked rear garden. There is underground residents parking with fob access as well as more than adequate on-street parking to accommodate for visitors.



# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions (Taken from the widest point)

### Ground Floor

Lounge/Kitchen	7.06m (23'2") x 3.80m (12'6")
WC	1.67m (5'6") x 1.48m (4'10")
Bedroom 3	3.90m (12'9") x 3.73m (12'3")

### First Floor

Bedroom 1	4.15m (13'7") x 3.65m (12')
En-suite	2.13m (7') x 1.50m (4'11")
Bedroom 2	3.90m (12'10") x 3.70m (12'2")
Bathroom	1.89m (6'2") x 1.84m (6')

Gross internal floor area (m2) : 112m<sup>2</sup> // EPC Rating : B



  
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