




Solicitors & Estate Agents
0131 524 9797

Penthouse, 11/35 Waterfront Avenue

GRANTON, EDINBURGH, EH5 1JD



Granton

EDINBURGH, EH5 1JD

Granton has some excellent local shopping facilities including a Post Office and banking facilities. A large Morrisons supermarket and a Pure Gym are only a few minutes walk from the flat as is Granton Harbour and the coastal walkway towards Cramond Island. Within easy walking distance is Boswall Parkway, situated between the local primary and secondary schools. Here there is a good supermarket, Post Office, library and various food outlets.

Should these facilities prove insufficient, it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose respectively. They also provide a full choice of building society, Post Office and banking services, along with an exceptionally broad choice of shopping facilities.

Granton has an excellent bus service with direct buses to most Edinburgh districts. Just beyond Comely Bank lies the city centre itself. It is a simple matter to travel in towards Princes Street using one of the various and frequent bus services that serve the area. This is a trip which may take fifteen minutes via, perhaps, Orchard Brae and the

West End. The West End is where Edinburgh's formal entertainment facilities tend to be very highly concentrated and includes theatres, cinemas, restaurants, bars, indoor sports facilities and health clubs. Similarly a short journey East will take you to Ocean Terminal shopping centre, The Britannia and the popular Leith Shore area just beyond with Michelin starred restaurants.

For those who prefer open air recreational facilities, Inverleith Park and the Royal Botanic Gardens 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. The property is within a ten-minute walking distance to Cramond beach. The development is situated next to Forthquarter Park providing another pleasant destination for a Sunday afternoon walk.

Locally, 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 and courses.



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McEwan Fraser Legal is delighted to present this bright attractive three bedroom top floor penthouse apartment that occupies a prime position within this modern development. With balconies to the front and rear of the development, this really is a special property that is sure to appeal to those discerning buyers.

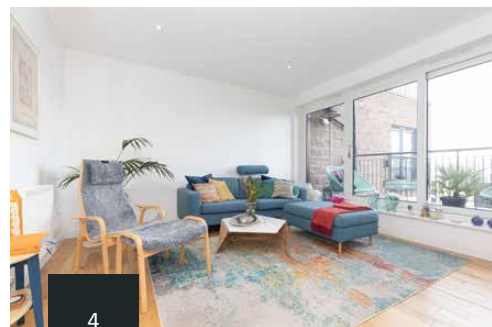
The spacious accommodation briefly consists of an open plan entrance hallway which leads to the kitchen and lounge with which is most impressive and is flooded with natural light thanks to floor to ceiling glass and French doors and a brand new well proportioned kitchen, fully fitted with integrated appliances as well as fridge freezer, oven, hob and hood.

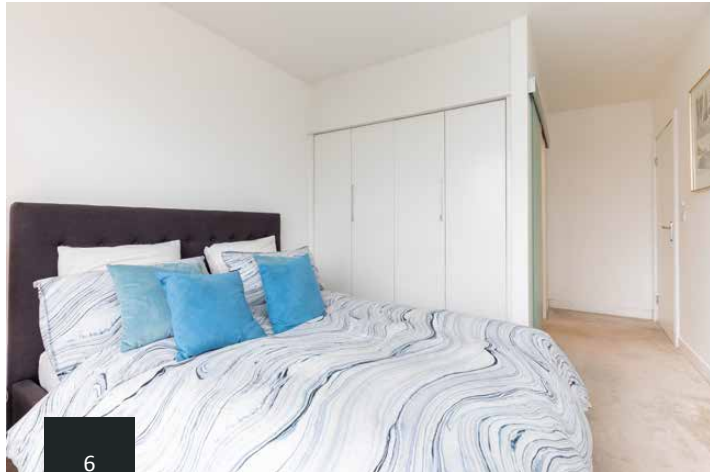
All three bedrooms have access to a balcony that

runs the length of the flat with views to the city centre. The master bedroom sliding patio doors to the balcony features built-in wardrobe space and a newly renovated en-suite shower room, while bedrooms two and three have more than adequate space for free-standing furniture. While a stunning, brand new, fully tiled bathroom with Jacuzzi bath completes the internal accommodation.

A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost effective living environment.

The property further benefits from gas central heating along with comprehensive double glazed windows to ensure the property is both efficient and warm all year around.





Specifications & Details FLOOR PLAN, DIMENSIONS & MAP

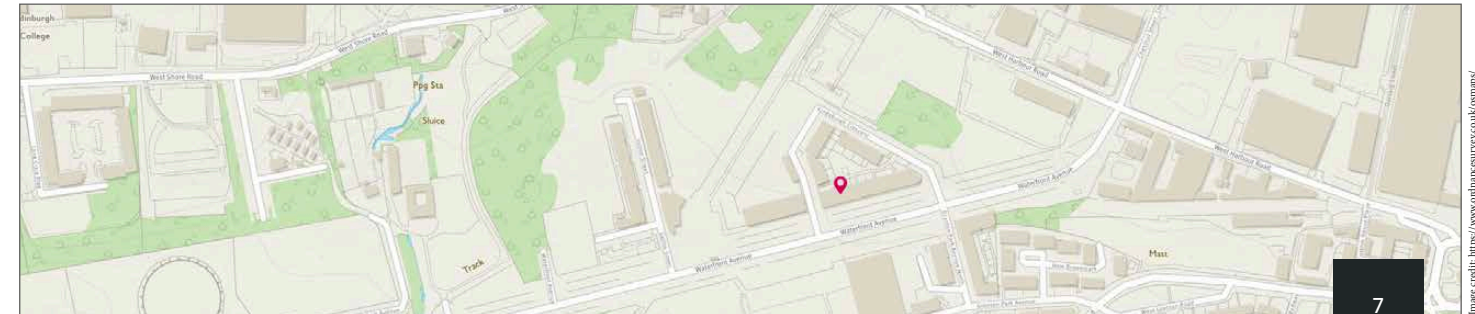


Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 7.24m (23'9") x 6.96m (22'10") |
| Kitchen | 3.86m (12'8") x 3.12m (10'3") |
| Bedroom 1 | 5.30m (17'5") x 3.04m (10') |
| En-suite | 1.95m (6'5") x 1.63m (5'4") |
| Bedroom 2 | 5.29m (17'4") x 3.45m (11'4") |
| Bedroom 3 | 4.14m (13'7") x 2.68m (8'10") |
| Bathroom | 3.09m (10'2") x 1.86m (6'1") |

Gross internal floor area (m²): 95m²

EPC Rating: B





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Part
Exchange
Available

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