

# 35/8 Waterfront Avenue

GRANTON, EDINBURGH, EH5 1JD



*The property is presented in excellent condition and viewing is highly recommended*



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McEwan Fraser Legal is delighted to present this superb two-bedroom second-floor apartment to the market. The property benefits from two well-proportioned bedrooms, a dining kitchen, a large lounge, a modern bathroom and an en-suite shower room to the master bedroom. Internally, the property is presented in excellent condition and viewing is highly recommended.

# THE LOUNGE



The property is entered via a central hallway, which includes a large integrated storage and cloak cupboard complete with a hanging rail. Accommodation is focused on the generous lounge which boasts fresh contemporary decor, new carpet flooring and ample floor space for a large suite and supporting furniture.

# THE BALCONY & VIEW



# THE KITCHEN



The dining kitchen is adjacent to the lounge and can be entered from the lounge which gives a natural flow to the entertaining space. The kitchen comprises a generous range of base and wall mounted units, offering a large amount of storage and worktop space. The kitchen benefits from; fully tiled splashback areas, 4 ring gas hob, an electric fan oven, an extractor hood, a fridge/freezer, a dishwasher and additional lighting.

The spacious master bedroom, with fitted wardrobes, boasts sufficient floor space for a full range of bedroom furniture and an en-suite shower room with a shower and extractor fan. The second bedroom is a well proportioned double.

# THE MASTER BEDROOM



# BEDROOM 2 & VIEW



# THE BATHROOM



The internal accommodation is completed by the fully-tiled master bathroom with a three-piece white suite and overhead shower.



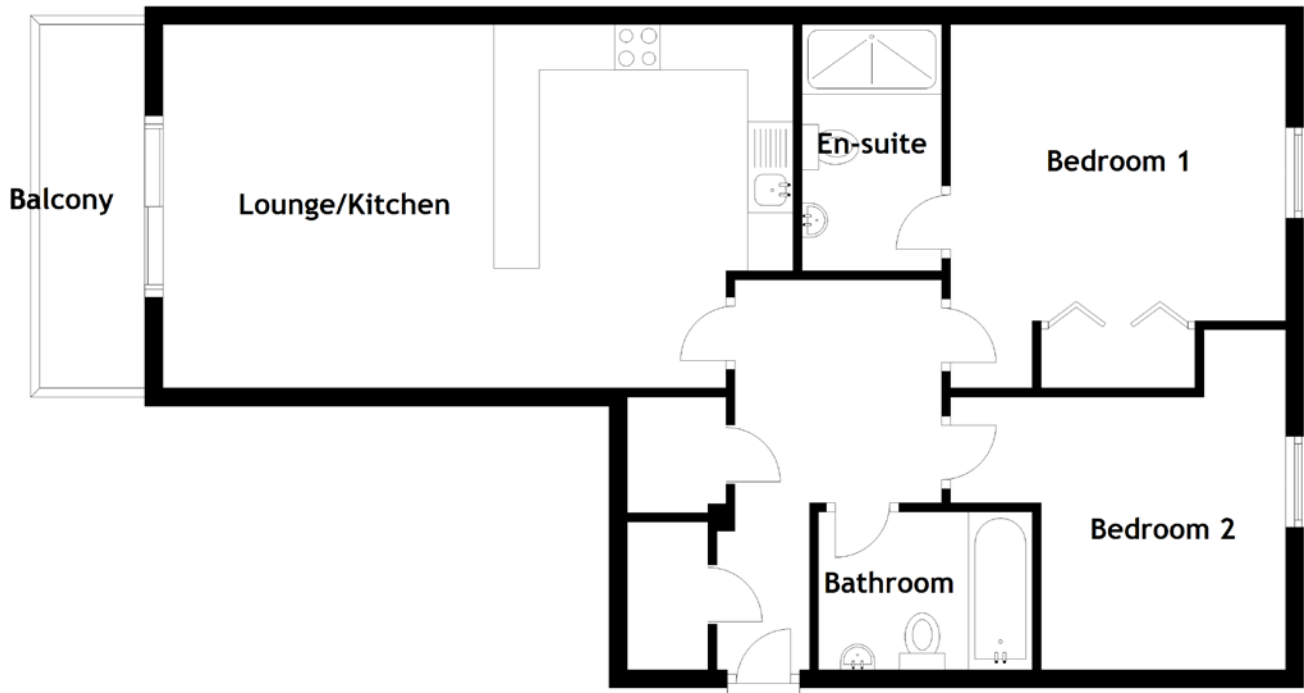
The property benefits from a secure door entry system, lift access, gas central heating, double glazing, secure indoor bike storage, communal garden grounds and courtyard, bin stores, and ample parking for residents and visitors.

# THE GARDENS





# FLOOR PLAN, DIMENSIONS & MAP

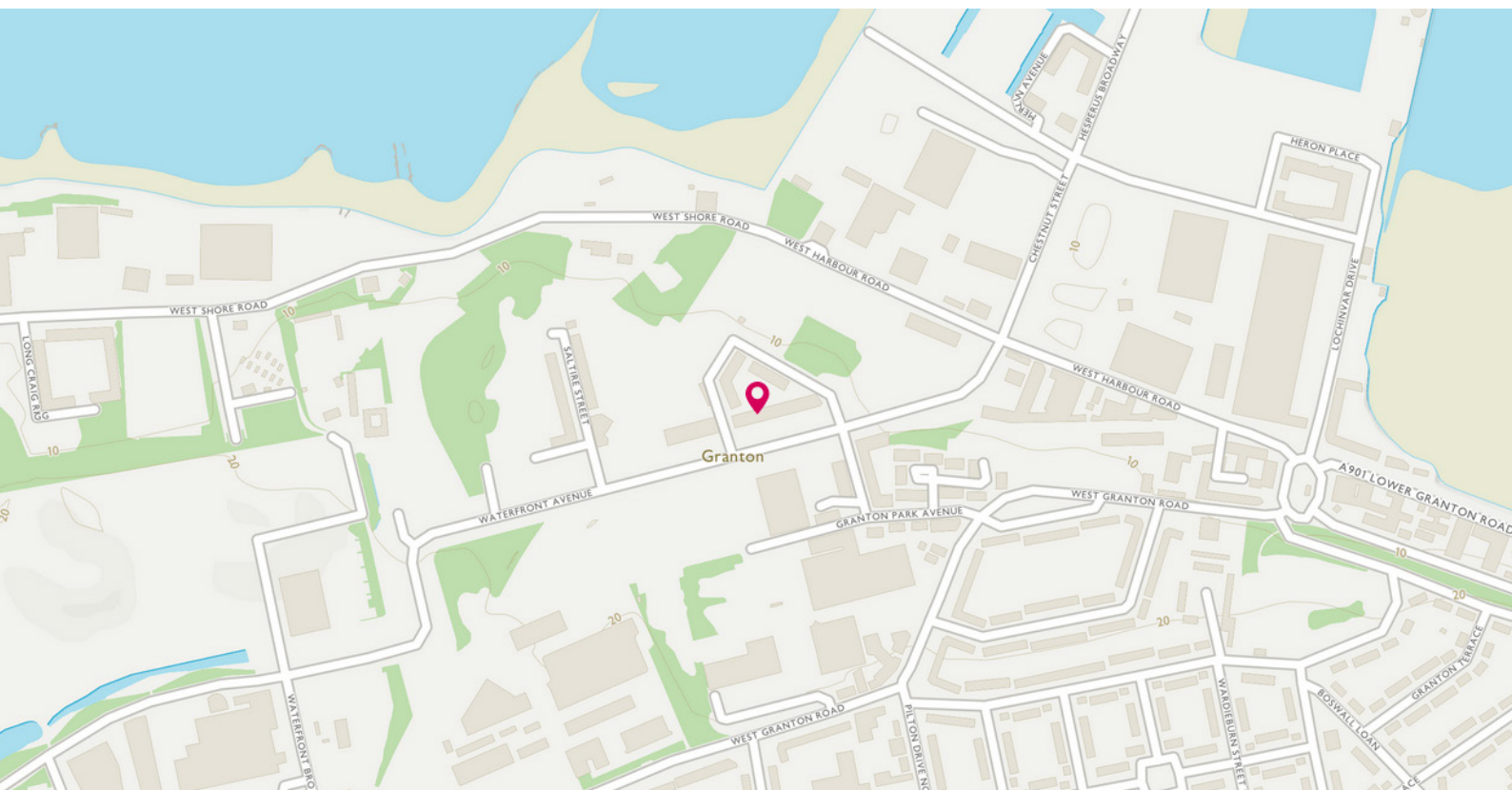


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen 6.22m (20'5") x 4.01m (13'2")  
Balcony 4.01m (13'2") x 1.26m (4'2")  
Bedroom 1 3.96m (13') x 3.70m (12'2")

En-suite 2.72m (8'11") x 1.54m (5'1")  
Bedroom 2 3.75m (12'4") x 3.70m (12'2")  
Bathroom 2.36m (7'9") x 1.74m (5'9")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: B



# THE LOCATION

Granton has some excellent local amenities with a Post Office, large Morrisons supermarket, banking facilities and a Pure Gym all within a short walk. For those who prefer open-air recreational facilities, it is a simple matter to walk to the Cramond/Granton Foreshore and Granton harbour, whilst Inverleith Park and the Royal Botanic Gardens are only a short journey away. Edinburgh College, Craigmoynton High, and Granton Primary schools are all reachable on foot from the apartment and provide numerous community activities, courses and evening classes.





Granton has an excellent bus service with direct buses to most Edinburgh districts, including the City centre, Leith and Comely Bank. 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 takes fifteen minutes via, 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 bars and Michelin starred restaurants.



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