

# 20/4 Waterfront Gait

EDINBURGH, EH5 1EP



*2 BEDROOM MODERN FLAT IN  
GRANTON WITH GYM ACCESS*



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McEwan Fraser Legal is delighted to present this 2-bedroom modern flat in Granton. The property is in walk-in condition with tasteful décor. The flat is close by the Firth Of Forth, offering excellent views and accessible to Silverknowes beach. The flat is within walking distance to public transport, taking you into the city centre.

Inside, the property comprises an open-plan living kitchen/dining area. Making it the perfect entertaining space. The kitchen comes fully equipped with quality appliances and finished to a high standard. This room benefits from floor to ceiling French doors flooding the room with natural light, giving it a bright and airy feel. Bedroom 1 is a large double with built-in storage. Bedroom 2 is a generous-sized single with a storage cupboard. The bathroom comes complete with a large shower cubicle and modern high-grade ceiling-to-floor tiling. Additionally the flat benefits from an on-site gym.

The property includes underground, ample, non-allocated parking. This is a rare opportunity to acquire a central flat in a fantastic location.

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## The Property









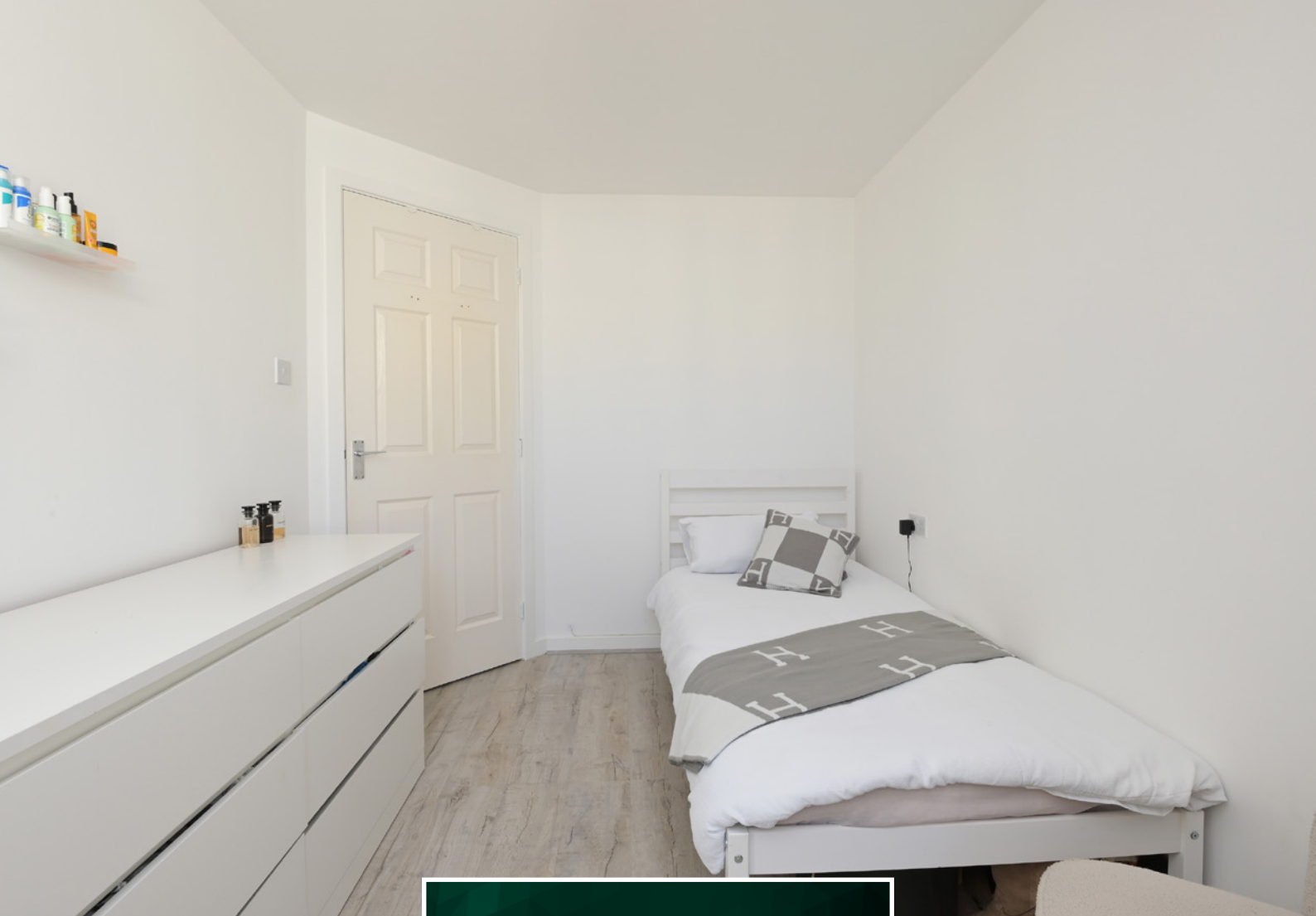




**Bedroom 1**





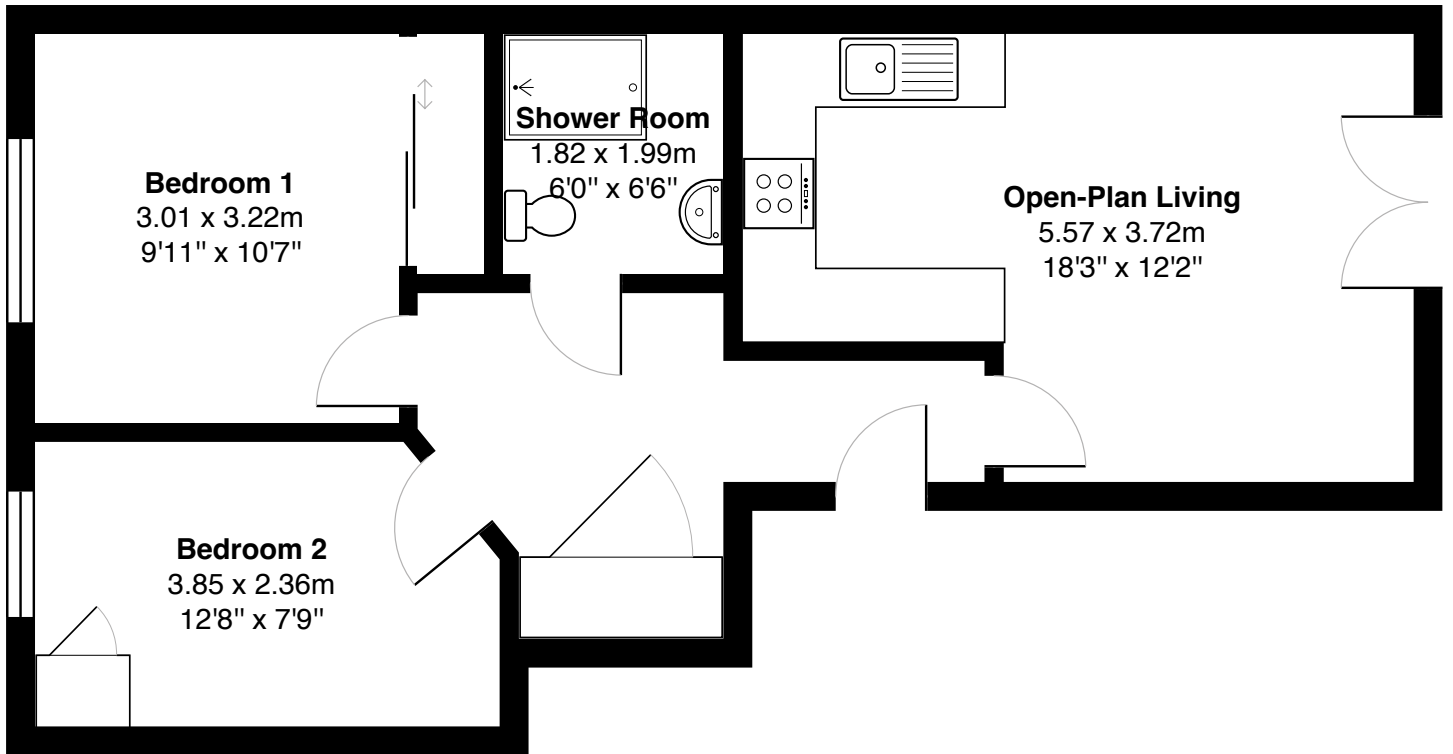


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>

EPC Rating: B







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Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike.

Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. The development is situated next to Forthquarter Park, Granton Harbour provides opportunities for leisure activities along the promenade and is another pleasant destination for a Sunday afternoon walk.

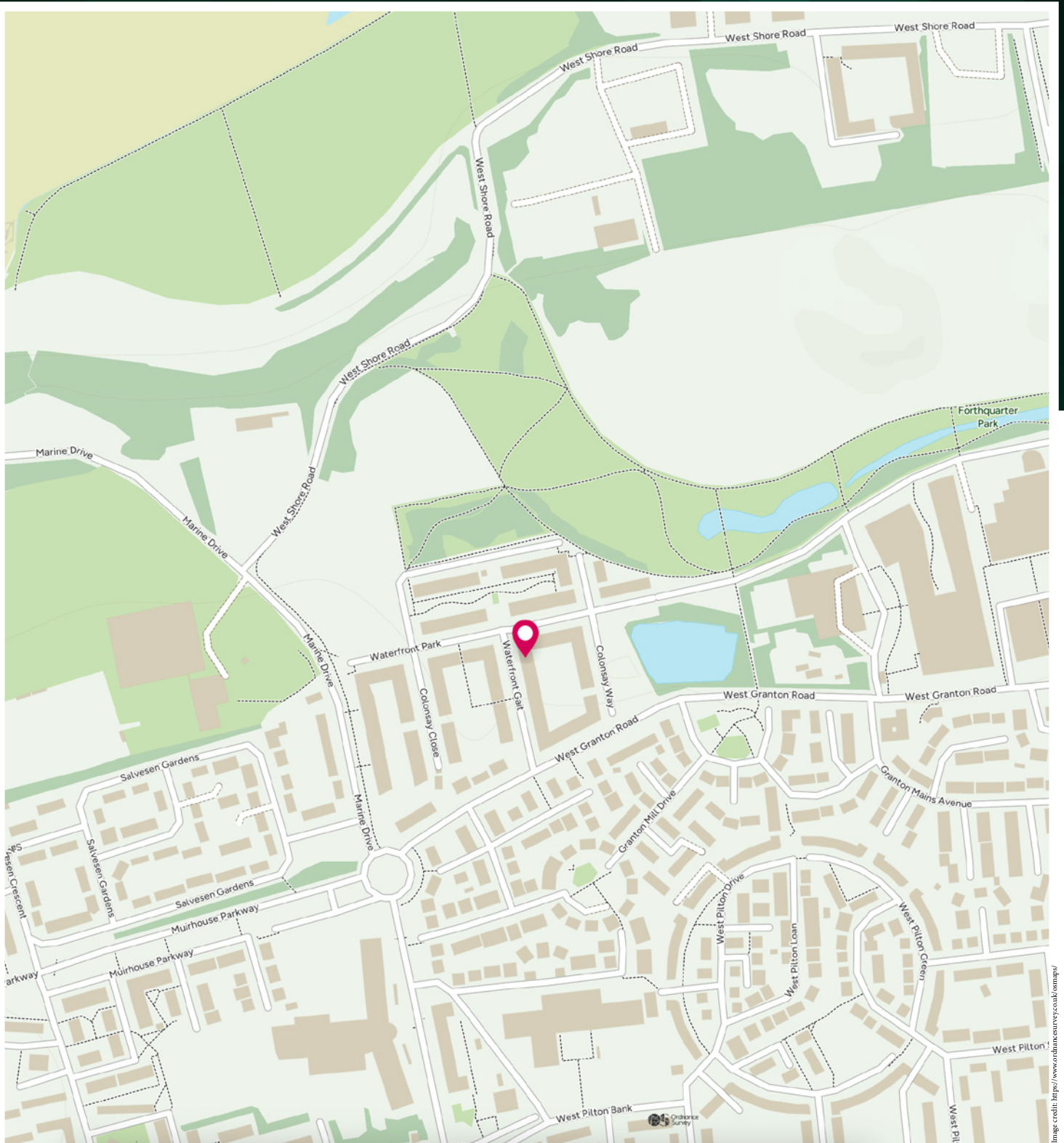
Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria, and bar.

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# McEwan Fraser Legal

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