

8/5 Waterfront Gait

GRANTON, EDINBURGH, EH5 1EP



Spacious and Modern Two Bedroom Flat In Granton



0131 524 9797



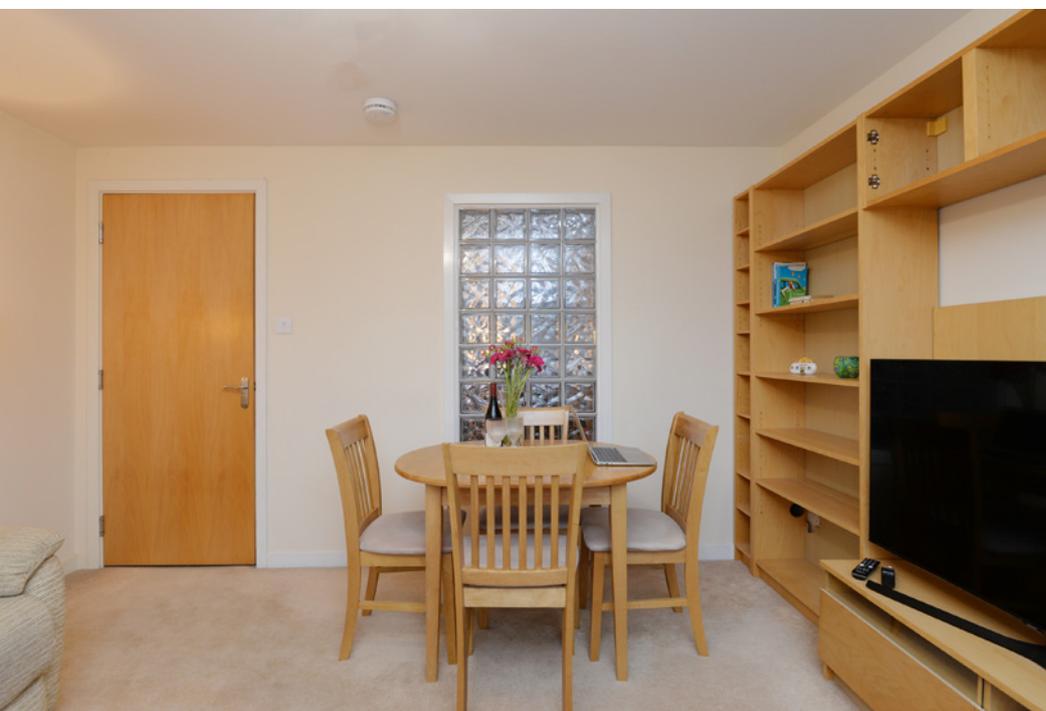
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McEwan Fraser Legal is delighted to present this two-bedroom flat in Edinburgh's popular Granton area.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is flooded with natural light due to the large windows.
- Fully equipped kitchen which is accessed via the hallway and is served with hob, fan oven and freestanding white goods appliances.

THE KITCHEN





- Spacious two double bedrooms of which both have ample space for freestanding furniture.
- Generously proportioned three-piece bathroom suite with a shower over the bath.

THE BATHROOM



BEDROOM 1

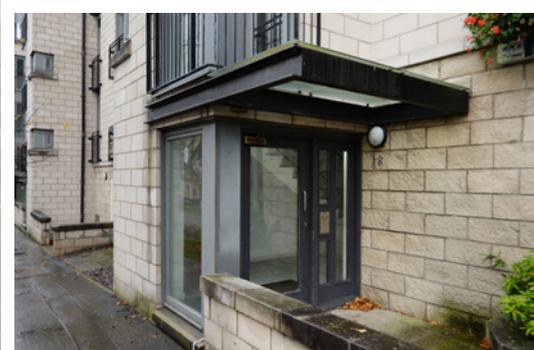


BEDROOM 1

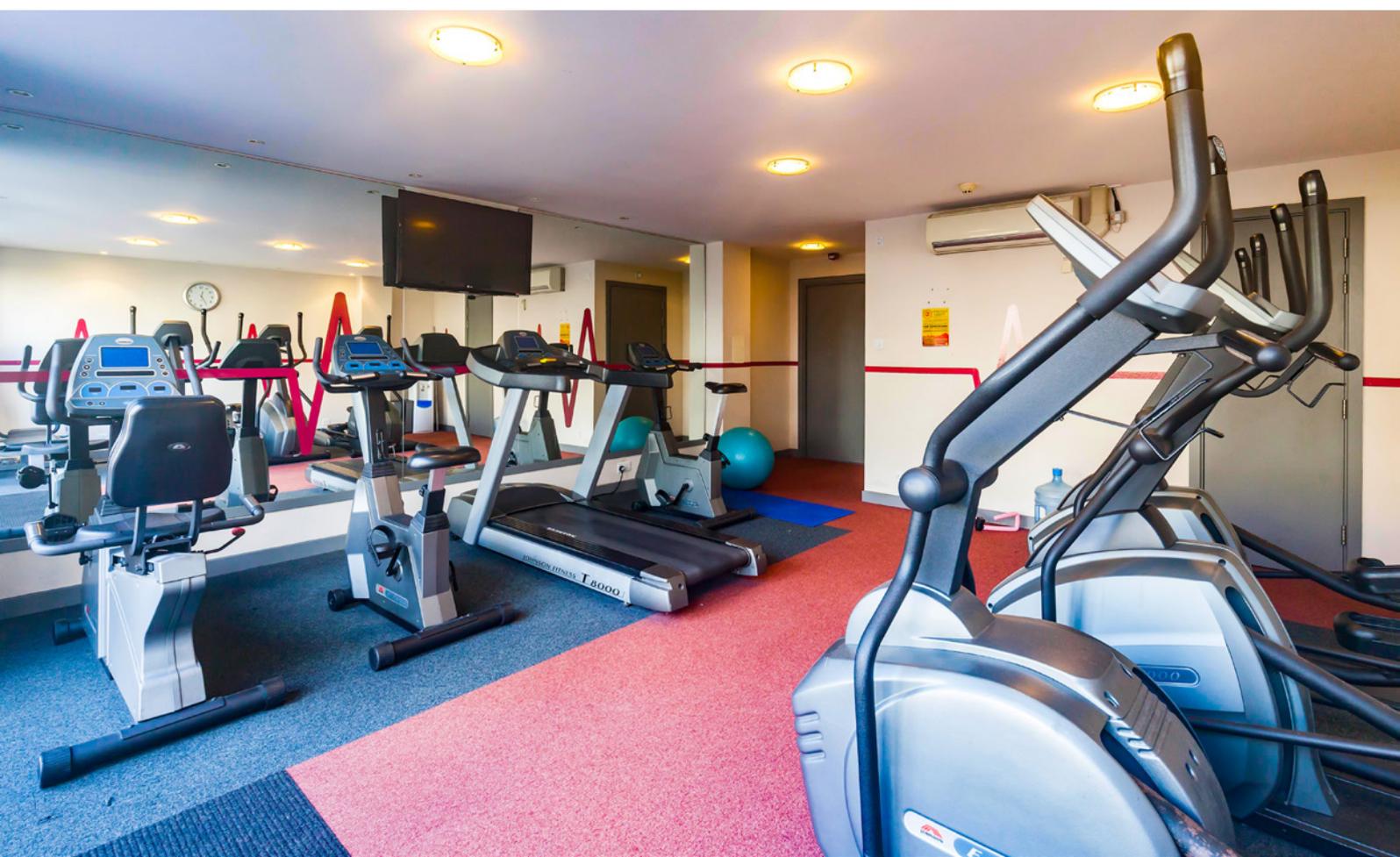


In addition, the property includes access to a secure underground car park, a communal gym, gas central heating and modern double glazing, making for a warm and cost-effective home, year-round.

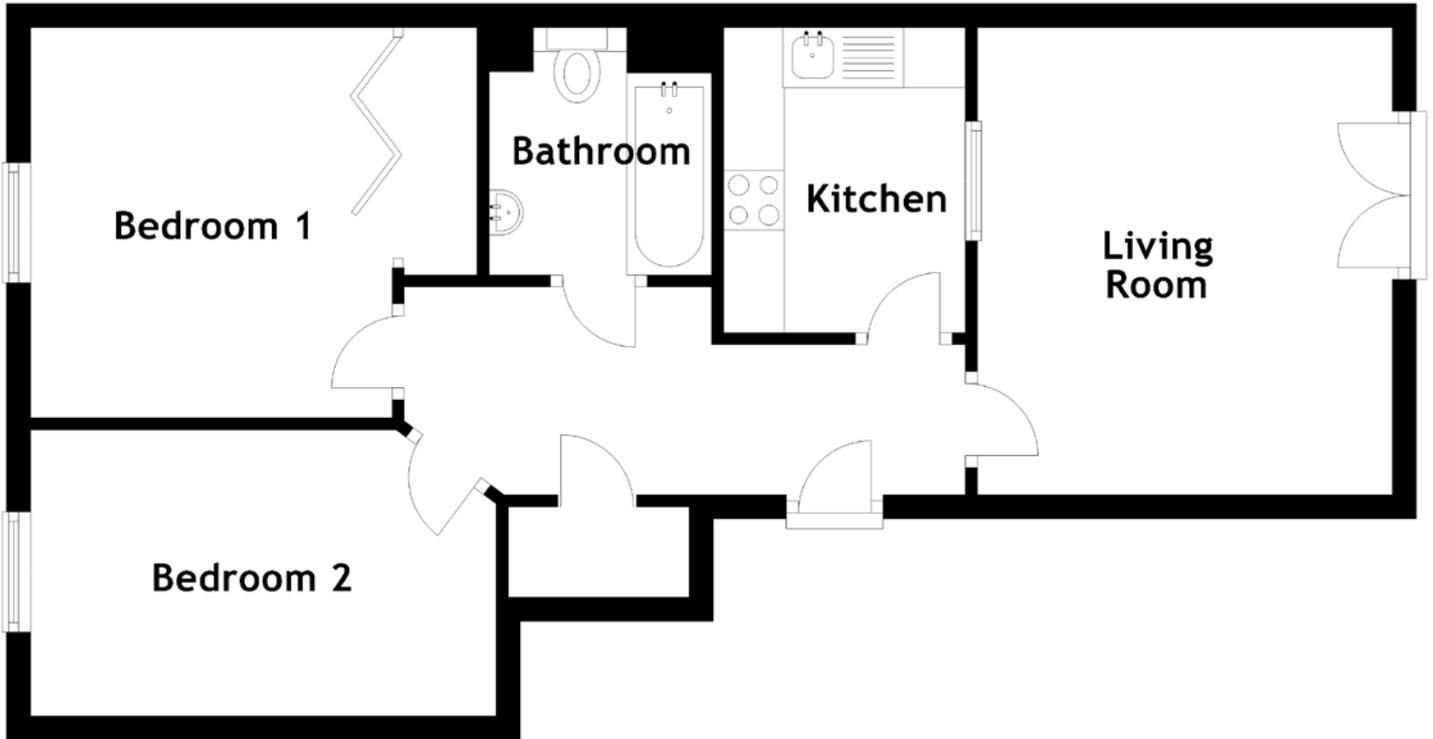
EXTERNALS



UNDERGROUND PARKING & COMMUNAL GYM



FLOOR PLAN, DIMENSIONS & MAP

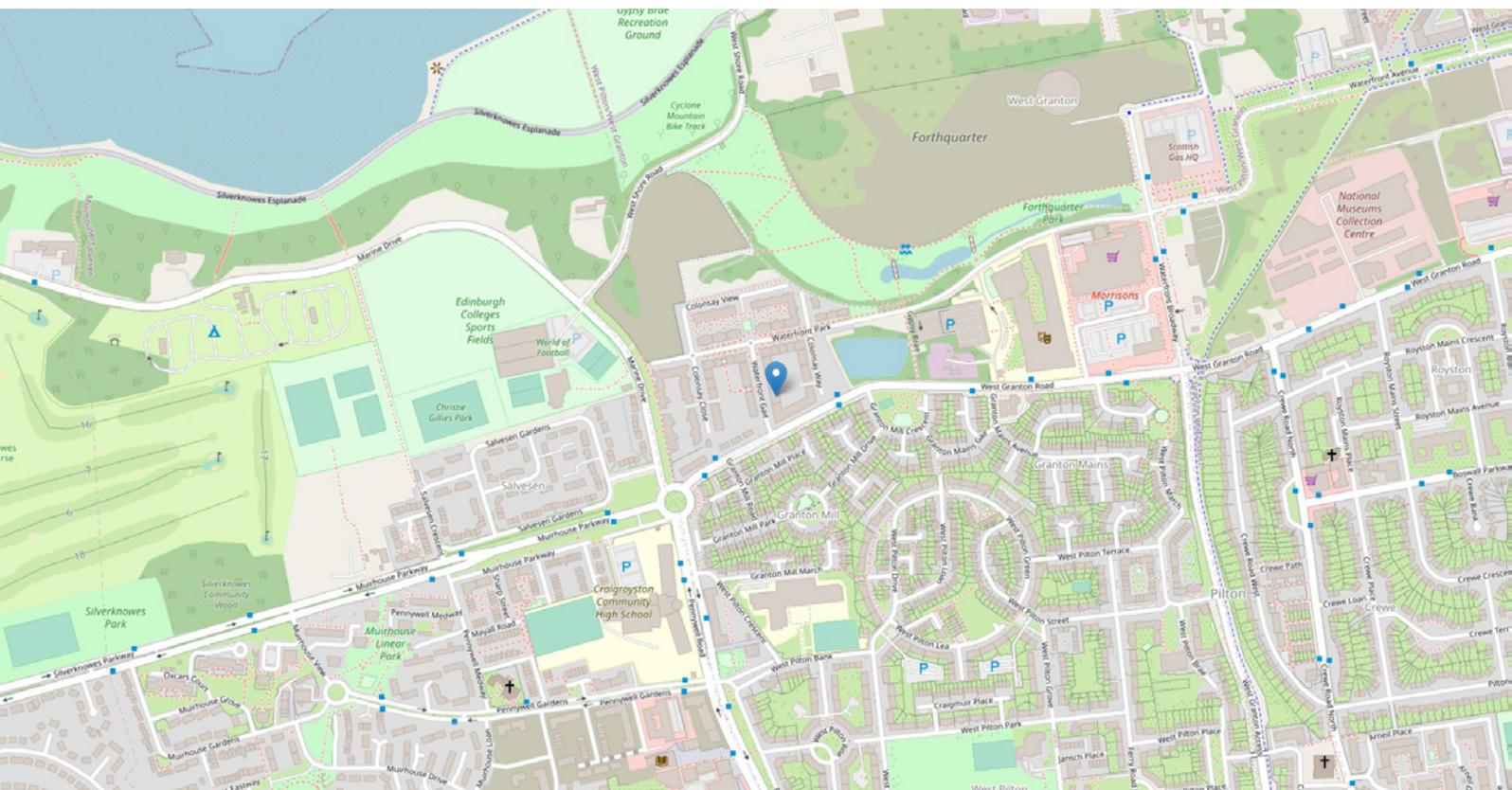


Approximate Dimensions (Taken from the widest point)

Living Room 3.89m (12'9") x 3.43m (11'3")
 Kitchen 2.54m (8'4") x 2.00m (6'7")
 Bathroom 2.06m (6'9") x 1.84m (6')

Bedroom 1 3.25m (10'8") x 2.99m (9'10")
 Bedroom 2 3.85m (12'8") x 2.38m (7'10")

Gross internal floor area (m²): 51m²
 EPC Rating: B



THE LOCATION

Granton has some excellent local shopping facilities including a post office and banking facilities. However, 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.





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



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