

# Flat 3, 9 Waterfront Gait

GRANTON, EDINBURGH, EH5 1AD



*Stylish two-bedroom flat with underground parking in the sought-after Waterfront Gait development*



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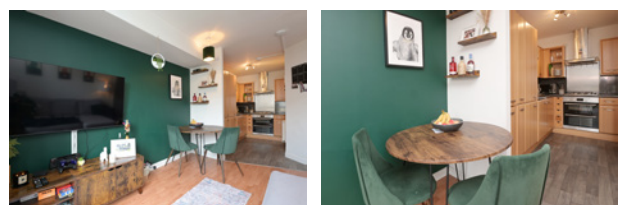
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McEwan Fraser Legal is delighted to present this well-presented two-bedroom flat, located within the popular Waterfront Gait development in Granton. Set within a modern building with secure underground parking, the property offers an excellent balance of style and convenience.

# THE LIVING ROOM



The accommodation comprises a bright and spacious open-plan kitchen and living room, creating a contemporary and sociable space ideal for modern living.

# THE KITCHEN



The kitchen is well-appointed with a range of units and appliances, while the living area benefits from generous proportions and natural light.







Both bedrooms are well-sized and offer ample space for free-standing furniture.  
The property is completed by a white three-piece bathroom suite.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





This attractive home also enjoys double glazing, gas central heating, and access to well-maintained communal areas, making it an ideal choice for first-time buyers, professionals, or investors.

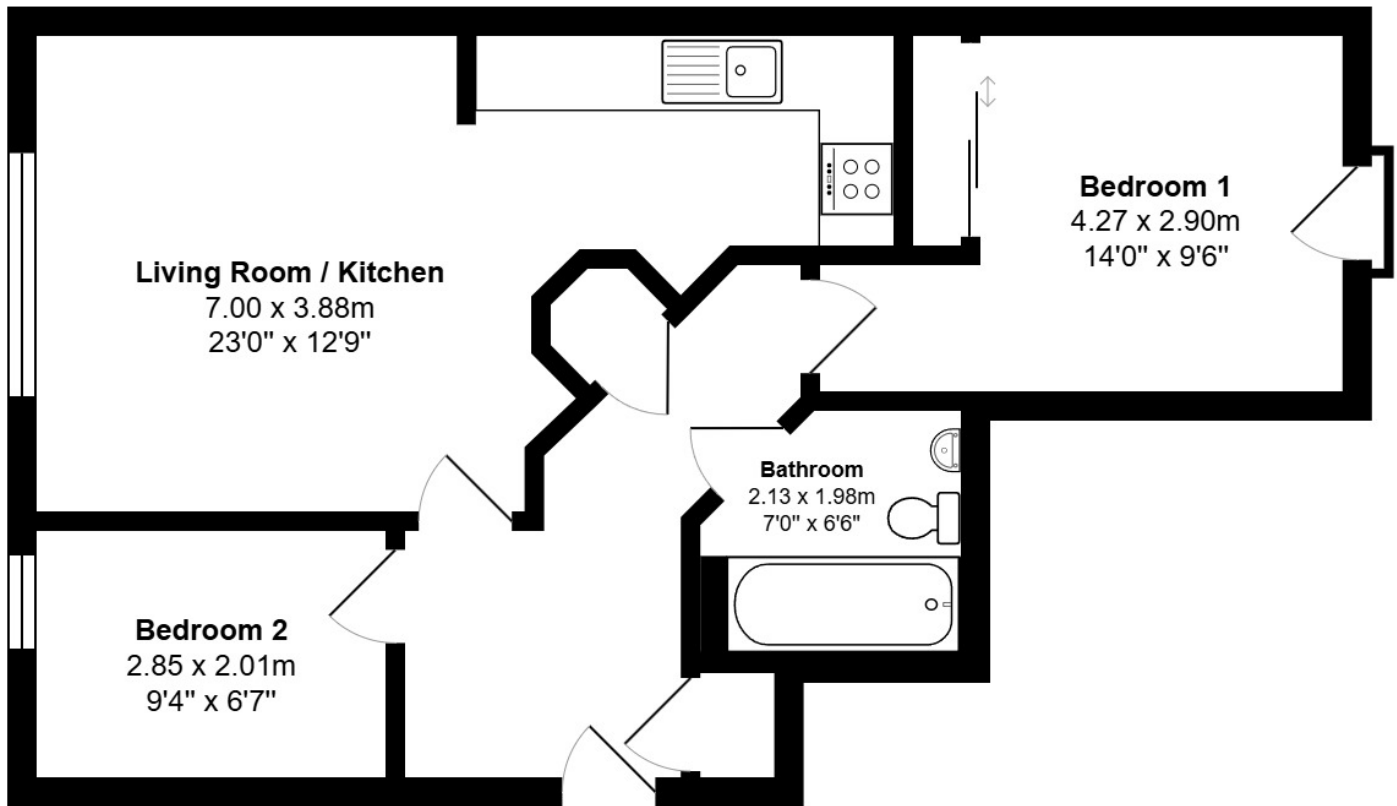
Early viewing is highly recommended.

# EXTERNALS



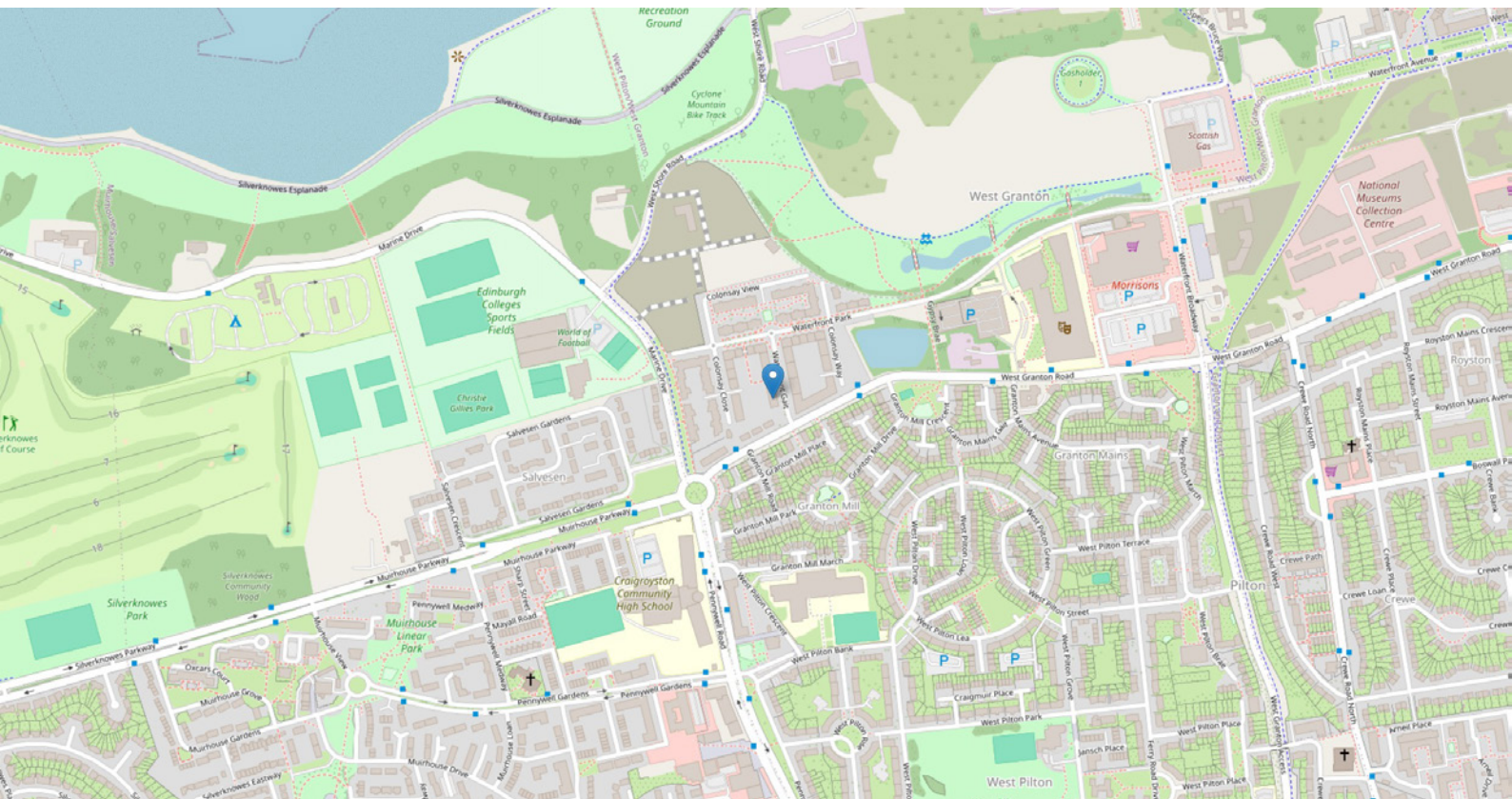


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup> | 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 Craigroyston High School are an even shorter walk away and provide numerous community activities, courses and evening classes.



**McEwan Fraser Legal**

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