



2-3 Waterfront Gait, Granton, Edinburgh, EH5 1EP, Edinburgh, EH5 1EP, Granton, Edinburgh North

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Boyd Legal are delighted to present to the market this contemporary, well- presented two-bedroom, first floor apartment, set within the prestigious Forthquarter development, with a concierge service and access to a well-equipped residents' gym. The apartment briefly comprises: welcoming entrance hallway, bright and spacious living room, modern kitchen fitted with base and wall mounted units, master bedroom with fitted wardrobes, well-sized second bedroom (currently being used as dining room by the current owner). The contemporary bathroom is fitted with a white suite with shower over the bath with glass screen. The property further benefits from gas central heating and double glazing throughout. This highly desirable property has the advantage of access to thoughtfully designed and well-tended communal factored gardens, a well-equipped gym and secure underground parking. The property is in move-in condition having been freshly painted and re-carpeted throughout and will no doubt appeal to a first-time buyer, young professional couple or buy to let investor.

Location

Granton lies approximately three miles north of the city centre and lies within easy reach of the fashionable Shore area and Ocean Terminal, providing facilities including a cinema, high-street shops, and restaurants. A Morrison's supermarket, 5-a-side pitches and Pure Gym are all within five minutes walk of the property. Within a couple of miles there are a number of supermarkets, and Craighleith Retail Park offers additional shopping facilities. There are frequent public transport links from West Granton Road and Pennywell Road to and from the city centre, and the property lies close to the charming waterfront path and causeway leading towards Cramond Island, an ideal route for joggers, dog walkers, and families. The area is also home to the new Edinburgh College.

BASE INFORMATION:

Rooms	: 1
Bed	: 2