



4, Flat 2, 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, second floor apartment, set within the prestigious Forthquarter development, with a concierge service and access to a well-equipped resident's gym. The apartment briefly comprises; a welcoming entrance hallway, a bright and spacious living room with French doors to Juliette balcony, a well-appointed modern fitted kitchen, and two good sized double bedrooms, one with fitted wardrobes and a family bathroom with shower over the bath. 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 gardens, a well-equipped gym and secure underground parking. A monthly factoring charge of approximately £80-£100 includes stair cleaning and lighting, general/garden maintenance, lift maintenance, buildings insurance and the service of a concierge. The property is in move-in condition 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. 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 Waterfront Avenue 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:

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| Rooms | : 1 |
| Bed | : 2 |