










Offers Over

**£150,000**

## 61/3 Waterfront Park

Granton | Edinburgh | EH5 1BA

A fantastic opportunity has arisen to acquire this bright and spacious one bedroom first floor flat with secure underground parking quietly situated within a modern development in Granton close to a range of superb local amenities and transport links. The property would ideally suit the first-time buyer or young professional with early viewing highly recommended.

-  1 bed
-  1 public
-  1 bathroom
-  Communal gardens
-  Underground parking space
-  EPC Band - B
-  Council Tax Band - B



## Description

Internally, the property is presented in turn-key condition while briefly comprising of; inviting entrance hallway with good storage provisions, bright and spacious open-plan lounge/kitchen/diner with a double Juliet balcony and a fully-fitted kitchen area with a range of integrated white goods while being finished with stylish white units and a dark worktop, generously-proportioned double bedroom with space for freestanding furniture and different configurations as well as integrated wardrobes with sliding doors and a single Juliet balcony, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

The property also benefits from a lift in the building for ease of access, secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £250 - £300 per quarter.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Well-kept communal garden areas surround the development and for the car owner, there is an underground parking space for secure off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

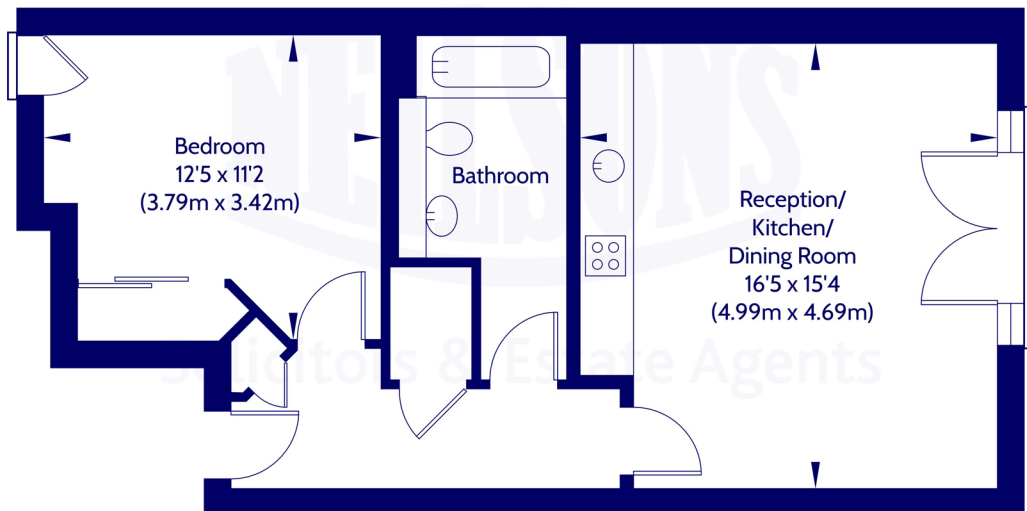
The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym a short walk from the property. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.

Approx. Internal Area 49.97 Sq M / 538 Sq Ft.

Not to scale. For identification only.

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First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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