



Beautifully presented & spacious modern apartment in quiet secluded location. Tastefully decorated throughout in a ready to move in condition with private garden and parking.
GCH DG

FOR SALE OFFERS OVER £180,000

49 Waterfront Avenue,
Granton, Edinburgh, EH5 1JD



- Spacious Lounge
- Modern kitchen
- 2 Double bedrooms
- Family Bathroom
- En suite Shower room
- Gas Central Heating
 - Double Glazing
 - Private Garden

This beautifully presented spacious apartment provides a delightful modern home, being economical to heat and in a ready to move in condition, with all fixtures and fittings included in the sale price. The property is neutrally decorated throughout and is set off the road, providing a quiet and secluded setting. Benefiting from its own main door, private parking, enclosed rear garden, landscaped shared courtyard areas and located in the area of Granton, within easy reach of the vibrant Shore, Ocean Terminal Centre and easy access to the City Centre. The accommodation is accessed via a solid secure main door leading into the light and airy hallway. The property is neutrally decorated throughout with light wood effect laminate flooring through the hallway, where all rooms are accessed from as well as two large practical storage cupboards. The sunny lounge, also with laminate flooring provides an ideal social space featuring double patio doors out to the private rear garden. The modern and bright kitchen, with ceramic tile flooring, presents extremely well with integrated gas hob, electric oven, cooker hood, dishwasher fridge and freezer. There is also a standalone washing machine and ample area for dining, with quiet outlook to rear garden. A practical larder style cupboard houses the economical combi boiler.



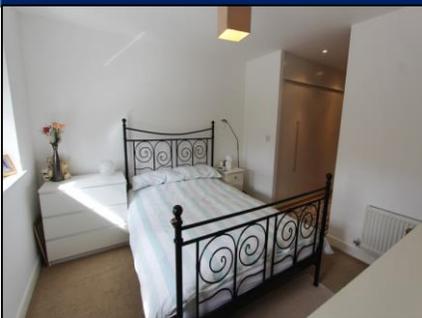
The master bedroom has been cleverly designed to provide a corridor of fitted wardrobes, with open hanging rails and shelf directly opposite, leading into a carpeted bedroom area providing a warm and homely feel. To the other end of the bedroom corridor lies a stylish en-suite shower room, with sliding glass cubicle doors into the electric shower unit, wc and wash hand basin in white suite with chrome fittings and single radiator. The second bedroom also provides a warm homely feel, carpeted and benefiting from double fitted wardrobes. A modern family bathroom, with ceramic floor tiles completes the accommodation on offer.

The double-glazed window units in both bedrooms and kitchen feature fitted integrated roller blinds and the lighting throughout the property has been practically placed with a combination of spotlights and traditional pendant style fittings. The sale price includes all integrated kitchen appliances along with the washing machine, fitted floor coverings, window dressings, fixtures and fittings and the garden shed.

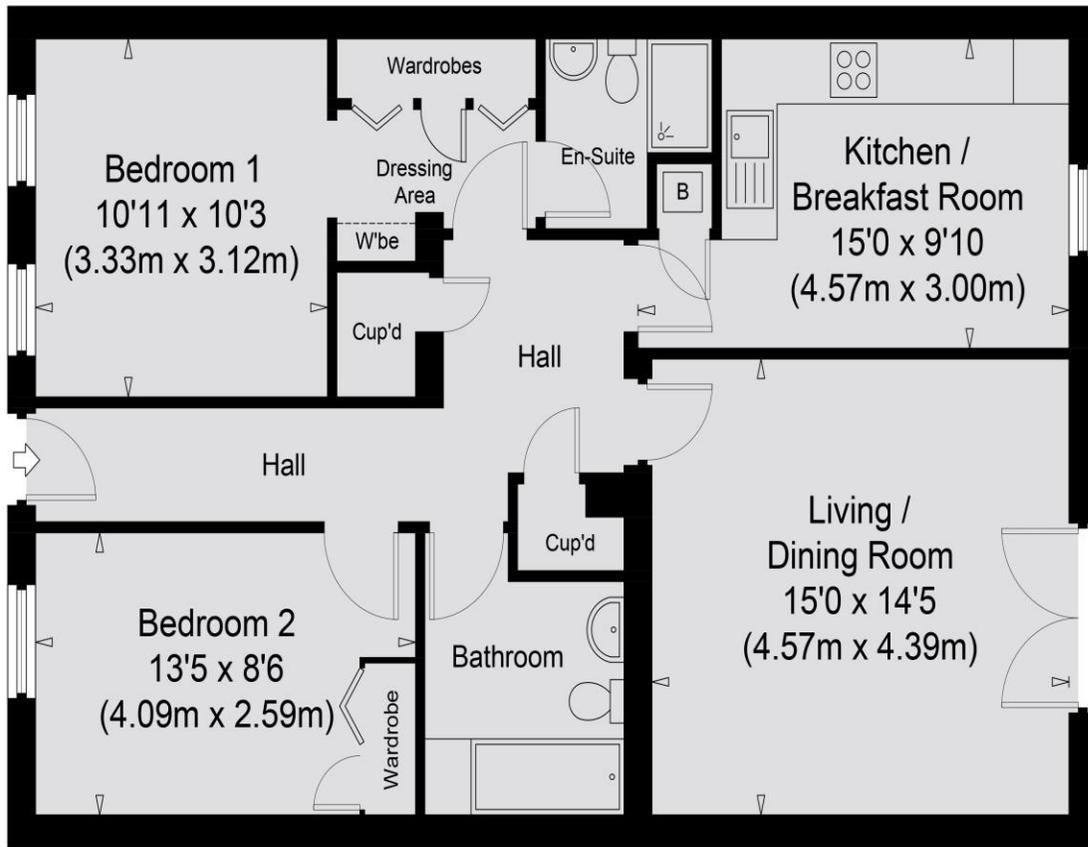




Granton is within a short distance of the vibrant Shore area of Leith, where the popular Ocean Terminal Shopping Centre and all its facilities can be found. Surrounded by many beautiful coastal views and walks and placed approximately 3 miles north of the City Centre. There are ample public transport links to the City Centre from Waterfront Avenue and West Granton Road and the area is well served by local schools, nurseries and the close-by Edinburgh College.



Your personal property experts



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 861 SQ FT / 80.0 SQ M

Photography and floor plan by **MARKETING SOLUTIONS** 07876015710

Viewings are by appointment only.

Please telephone the Agent: 0131 555 2777 for an appointment.

The Home Report can be made available upon request.

All Offers should be submitted within the format of the Scottish Standard Clauses Edition 2 to the Agent in the first instance.

Additionally, In order to comply with AMLR for Estate Agents verified ID of all potential purchasers must be included with their Offer to be considered.



Disclaimer: These particulars are produced in good faith and are for use as a general guide only. They do not constitute any part of a contract. Potential purchasers must satisfy themselves by inspection or otherwise on all matters.

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