



# 60

**60/3 WATERFRONT PARK  
GRANTON  
EDINBURGH  
EH5 1FG**

This delightful first floor flat forms part of a popular modern development which is situated close to excellent local amenities and within easy reach of the City Centre.

Secure entrance with passenger lift, reception hallway, lounge/dining room, open plan kitchen with balcony off, two double bedrooms, master en-suite shower room and bathroom.

Gas central heating and double glazing.

Shared gardens and secure private covered parking space.

**Fixed Price £124,999**



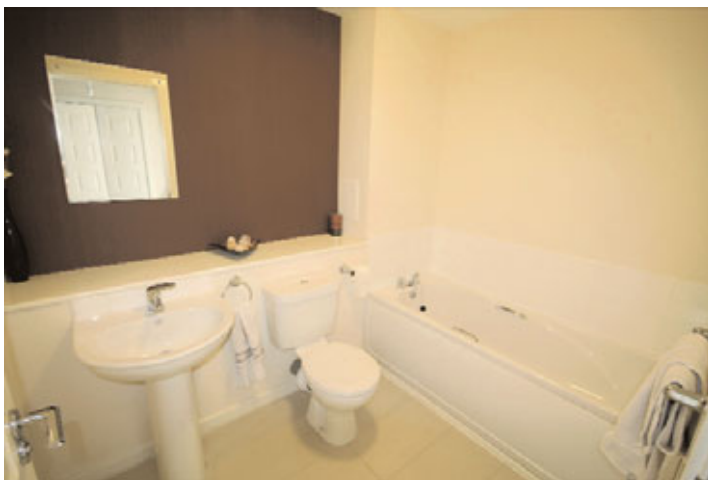
#### GENERAL DESCRIPTION

This delightful first floor flat forms part of a popular modern development which is situated close to excellent local amenities and within easy reach of the City Centre. The internal layout comprises; a reception hallway with access to all main rooms and large storage cupboard off. The lounge/dining room has windows to the front and is open plan to the stylish fitted kitchen with integrated appliances and door off leading to the property's private enclosed south facing balcony. Both bedrooms are doubles, overlook the rear landscaped courtyard and bedroom one features an en-suite shower room. Finally there is an internal bathroom which features a white three piece suite. Externally there are shared garden grounds and a secure private underground car parking space.

#### SITUATION

The property is located in the up and coming Waterfront area of Granton which lies approximately three miles north of the City Centre. It is in close proximity to a number of pubs and wine bars as well as to many of the City's highly regarded restaurants located at The Shore. These include restaurants ranging from traditional style to contemporary cafes and stylish eateries. Ocean Terminal is also nearby, adjacent to the Royal Yacht Britannia. It encompasses one of Edinburgh's innovative retail and leisure complexes which provides many facilities including a cinema, Marks & Spencer Food Hall and Debenhams as well as many other well known retail outlets. Within the immediate area is a new Morrison superstore. There are regular public transport links into the City Centre and beyond.





**ACCOMMODATION**

(All sizes approximate and at widest point)

**LOUNGE / DINING ROOM**

15'2" x 14'6"      4.64m x 4.42m

**KITCHEN**

10'6" x 6'8"      3.27m x 2.05m

**BEDROOM 1**

15'10" x 9'9"      4.82m x 2.99m

**BEDROOM 2**

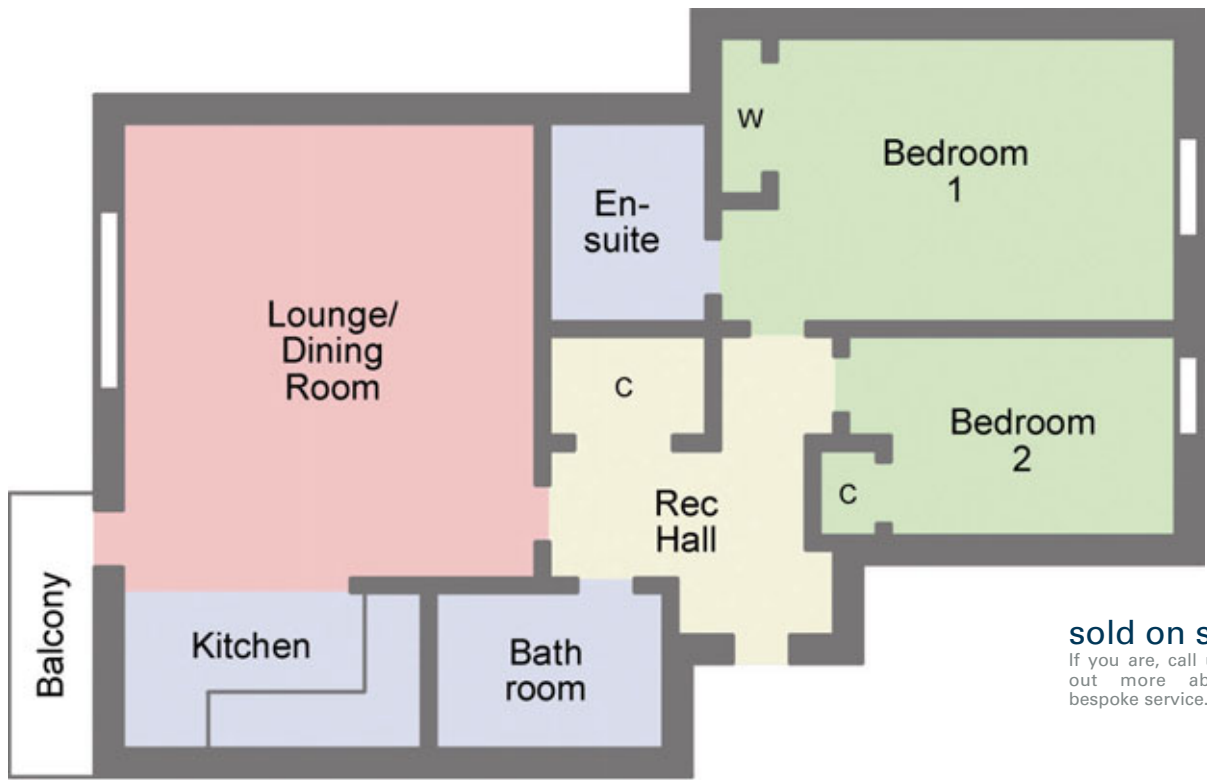
11'6" x 7'1"      3.51m x 2.16m

**EN-SUITE SHOWER ROOM**

6'8" x 5'7"      2.05m x 1.70m

**BATHROOM**

8'1" x 6'6"      2.48m x 2.00m



**sold on style™**

If you are, call us to find out more about our bespoke service.

Schematic Diagram only - Not to scale

**ENTRY**

By Arrangement

**VIEWING**

Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600 or 07769 349 342.

**PRICE**

Fixed Price £124,999

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.