



**51/8 Waterfront Park (Malmo Development)  
Off West Granton Road  
Edinburgh, EH5 1BA**

**Fixed Price £135,000**

**arbutnott  
&  
mcclanachan**

Solicitors and estate agents

## VIEWING

By appointment telephone client on 075632 63917 or telephone solicitors on 0131 312 7276

Flat 51/8 is a fabulous third floor apartment forming part of this popular development offering substantial accommodation, which extends to approximately 68 square meters, built to high specification and enjoys good natural light, complete with neutral décor and quality finishes. The main reception room is a wonderful lounge open-plan to kitchen with a southerly aspect. The kitchen has been fitted with an excellent range of contemporary fitments offering excellent storage and preparation area and comes complete with integrated appliances. The en-suite shower room and bathroom have fitted white suites with chrome fitments and finished with ceramic tiling. It benefits from gas central heating with combination boiler and thermostatic controls on the panel radiators; this is combined with double glazed windows. The building benefits from a security entryphone system into the shared entrance hall with lift and carpeted stairway to the upper levels. Externally there is an allocated space within the secure underground parking and attractively landscaped communal garden grounds.

Waterfront Park is located just off West Granton Road approximately 2 miles to the north of the city centre. The area provides excellent local shopping amenities catering for everyday needs in walking distance including Morrison's at Granton. Craighleith Retail Park is just a short distance away and offers a Sainsbury superstore, Marks & Spencer Simply Food along with other major retail outlets. Western General Hospital and Telford College are easily reached. Also regular public transport service operates in to the city centre and other parts of the city. For the commuter travelling further afield there is good access via Queensferry Road to the City by-pass, main motorway networks, Forth Road Bridge & Edinburgh International Airport. For recreational amenities there are pleasant open spaces at Inverleith Park and Royal Botanical Gardens, various health/leisure clubs and a cosmopolitan choice of cafes/bistros, restaurants and bars in the nearby fashionable Shore & Stockbridge/Comely Bank districts.

## ENTRANCE HALL 14'3 x 4'4 and 6'9 x 4'0

Main door leads into the welcoming "L"-shaped entrance hall with "light beech" doors leading off into the accommodation. Deep storage cupboard (also houses the gas meter, electric meter and main fuse box). Second deep cupboard. Digital CH thermostat. Telephone point. 1 double power point.

## LOUNGE OPEN PLAN TO FITTED KITCHEN

### 19'3 x 11'4

Superbly appointed lounge has twin double-glazed window and single double-glazed side window enjoying a southerly aspect over the landscaped communal gardens. FM/TV/SAT connection points. Telephone point. Open plan to the kitchen. The kitchen has been fitted with contemporary base and wall units with contrasting work surface, splashback and pelmet lighting. It comes complete with built-in stainless steel gas hob, double oven/grill, extractor hood, integrated fridge/freezer, automatic washing machine/drier. Circular stainless steel sink unit and drainer. Digital timers for CH/hot water. 4 double power points in the lounge and two double power points plus appliance points in the kitchen.

## MASTER BEDROOM 16'0 x 9'8



Generously proportioned master bedroom has full-height double-glazed windows to front onto Juliette balcony. Fitted double wardrobes with sliding doors, hanging rail and shelf. TV point. Radiator. 3 double power points. Light beech door into the en-suite shower room.

## EN-SUITE SHOWER ROOM

### 6'0 x 6'4 plus depth of shower enclosure

The stylish en-suite has full-height double-glazed opaque window. It has fitted three-piece white suite comprising WC with concealed cistern, wall mounted wash hand basin and "Douglas James" enclosure with folding screen door and power shower. Tastefully finished with ceramic tiling and soft neutral décor. Greenwood airvac extractor with isolator switch. Shaver point. Radiator.

## BEDROOM 2 11'6 x 10'5

Attractive double bedroom has double-glazed full-height window onto Juliette balcony with pleasant southerly aspect over the landscaped communal garden. Radiator. 2 double power points.

## BATHROOM 11'4 x 6'4

Fitted three-piece "Ideal Standard" white suite comprising WC with concealed cistern, wall mounted wash hand basin and bath. Tastefully finished with white ceramic tiling, chrome décor trim and soft neutral décor. Long display/storage sill. Greenwood airvac extractor with isolator switch. Shaver point. Radiator.

## OTHER EXTRAS

Fitted carpets, vinyl flooring and light fitments are included in the sale.

## COMMUNAL GROUNDS AND PARKING

The development is situated within attractively landscaped communal garden grounds. Allocated parking space in the underground garage.

## FACTORING SERVICE

The development is factored by Hacking & Paterson and there is an annual fee payable of approximately £800 at present, this also includes buildings insurance.

## HOME REPORT

Please note that a Home Report is available on the property, please contact the solicitors on 0131 312 7276 or e-mail [gk@amsolicitors.com](mailto:gk@amsolicitors.com) to request a copy.

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Prospective purchasers are requested to note formal interest with our Property Department as soon as possible after viewing in order that they may be informed of any closing date. Offers should be sent to the Property Department at 77 Main Street, Davidsons Mains, Edinburgh, EH4 5AD.

These particulars do not form part of any contract. None of the services or appliances within this property have been tested by the selling agents, therefore no warranty can be given as to their condition. All measurements are approximate and taken at widest points. If there are floor plans on the particulars they are for illustration purposes only and are not to scale.