



Flat 2, 37 Waterfront Park, Edinburgh



Flat 2

37 Waterfront Park, Edinburgh

Boasting an abundance of natural light, this spacious and beautifully decorated 3 double bedroom flat is the epitome of modern living. Conveniently located in Granton, along the Firth of Forth, it offers a tasteful mix of city and greenery. The impressive accommodation includes: dual-aspect open plan living with 2 private, spacious corner balconies, providing a bright and spacious living space.

Council Tax band: D

Tenure: Freehold

- Beautiful, modern 3 Double Bedroom corner apartment in stunning move-in condition
- Lovely Granton location, the green waterfront neighbourhood along the Firth of Forth
- Bright and airy open-plan Kitchen/Diner/Living area with 2 spacious balconies providing unlimited light
- Spacious Primary Bedroom with own Ensuite and large built-in wardrobe
- 2 further well-proportioned Double Bedrooms
- Contemporary Family Bathroom with 3 piece suite, including shower over bath
- Private Residents' Gym
- On-site Concierge
- Located on 1st floor with both stairs and lift
- Secure Underground Park and Communal Garden/Courtyard





Lounge/ Diner / Kitchen – Open Plan

18' 11" x 12' 9" (5.76m x 3.88m)

This stunning, sunny open plan Lounge/diner/kitchen is the epicentre of this beautiful modern abode. A fabulous space for both relaxation and entertaining. The 'wrap around' balconies are a true highlight.

Balcony

14' 0" x 3' 10" (4.27m x 1.17m)

One of 2 beautiful balconies providing 'wrap around' unlimited natural light as they frame the corner of the Lounge/Diner and Open Plan Kitchen. Space for table, chairs and bicycle.

Principal Bedroom

17' 3" x 7' 9" (5.27m x 2.37m)

This beautiful principal bedroom is light and airy. It has plenty of room for the super king bed, wall-mounted TV and freestanding furniture pictured. There is also an expansive dressing area and deep built-in wardrobe. The modern Ensuite leads off directly from this room. A true private sanctuary!

Ensuite Shower Room in Principal Bedroom

7' 3" x 5' 3" (2.20m x 1.59m)

This spacious, modern Ensuite makes the Principal Bedroom a perfect, private haven.

Bedroom 1

13' 6" x 8' 2" (4.11m x 2.49m)

This spacious double bedroom is currently used as a home cinema room, with electric effect fireplace and comfortable seating. It's configuration is perfectly suited to revert to its original formation as the main Bedroom, second to the Primary Bedroom with its own Ensuite.

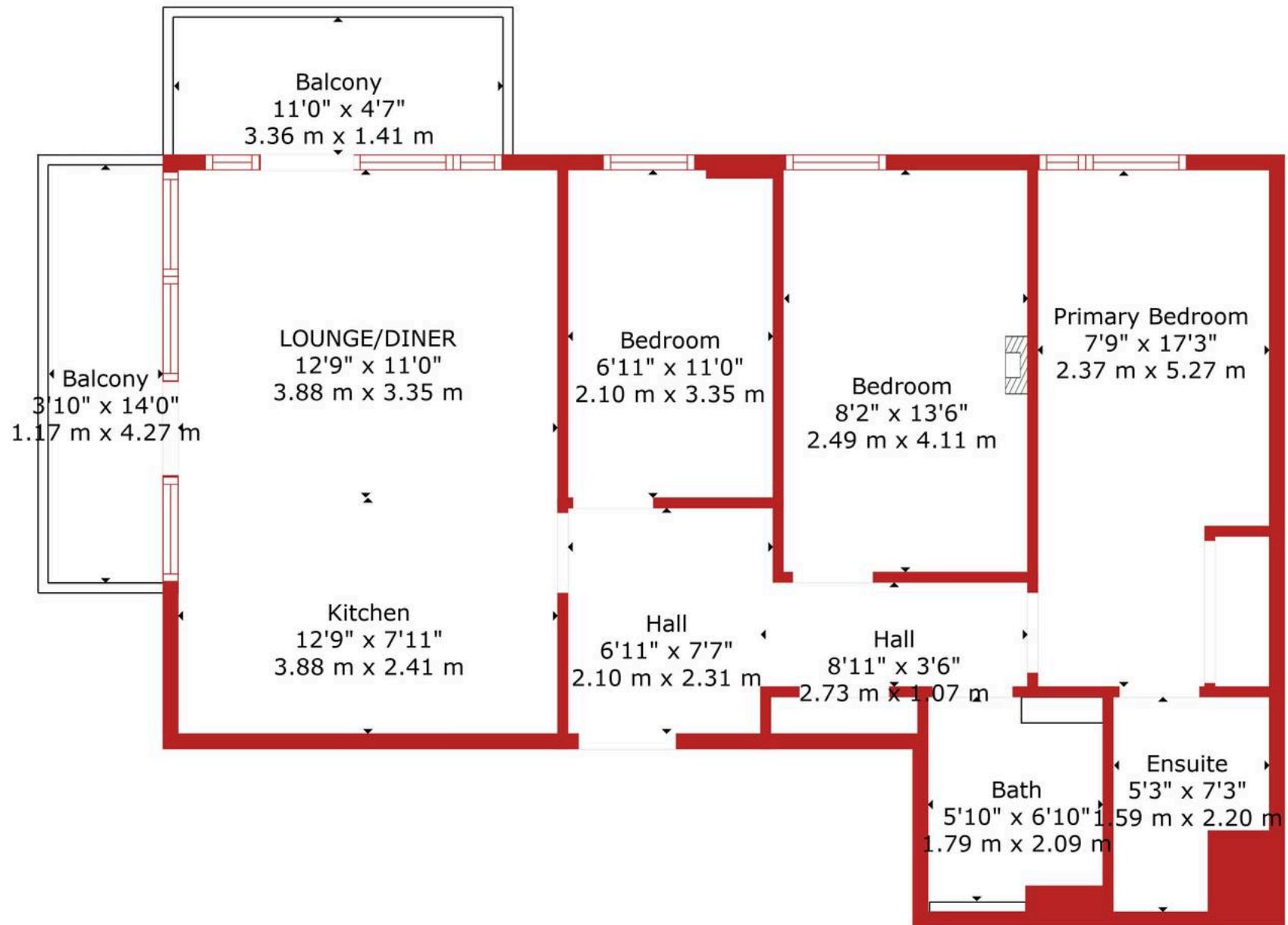
Bedroom 2

11' 0" x 6' 11" (3.35m x 2.10m)

Spacious and sunlit Bedroom 2 is used by the current owner as her work space (hairdresser). It has beautiful flooring and the benefit of an electric shower (as part of hair-washing basin). Under new ownership, this lovely room can easily be used as a second Bedroom, guest room or study.









KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

