

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

FLAT 10, 55 WATERFRONT AVENUE,
EDINBURGH,
EH5 1JD

Boasting a private east and south-east facing balcony, allocated parking, and bright, well-presented interiors, this impressive three-bedroom apartment in Edinburgh's sought-after Western Harbour development offers a superb standard of modern living.

A spacious and tastefully decorated third-floor hallway leads into a striking living and dining room. Bathed in natural light from expansive curved windows, the space opens onto a large east-facing private wrap around balcony with captivating skyline and waterfront views. Finished with elegant wooden flooring and a calm, neutral palette, it provides an ideal setting for relaxing, entertaining, and dining. The adjoining kitchen enjoys a bright south-east aspect and is fitted with cream wall and floor units, quartz-effect worktops, and a mosaic tiled splashback. Integrated appliances include a gas hob, electric oven, and extractor hood. All three double bedrooms are light and generously proportioned, with two benefiting from built-in wardrobes. One bedroom, currently used as a formal dining room, also enjoys direct access to the balcony. The principal bedroom further benefits from a private en-suite shower room. The accommodation is completed by a well-appointed bathroom featuring a hidden cistern WC, a washbasin built into vanity and a bath with wall-mounted shower. Externally, the property benefits from residents' parking.

VIEWING: Telephone Solicitors on 0131 225 6229

Key features

- Three-bedroom apartment
- East-facing living and dining room with private wrap around balcony
- Modern kitchen
- Three bright double bedrooms, one with en-suite and one balcony access
- Family bathroom
- Gas central heating
- Double glazing
- Residents parking

Area

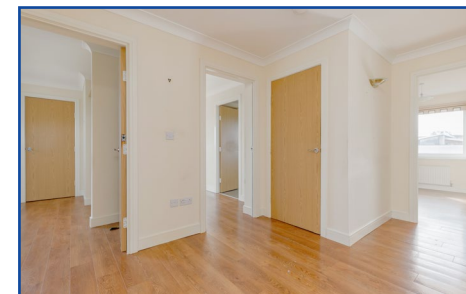
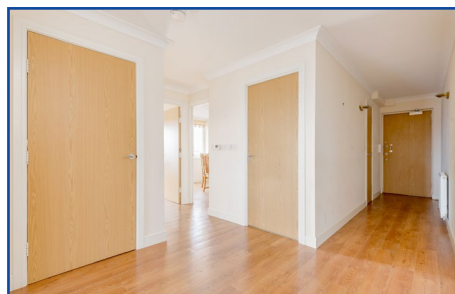
Lying to the north west of Edinburgh city centre, Granton is a popular and vibrant waterfront neighbourhood. There are an array of bars and restaurants in the vicinity including The Old Chain Pier and The Anchor Inn, with more available at Ocean Terminal, only a ten-minute drive away. A wide range of everyday amenities is available nearby, with supermarkets including Morrisons and Lidl, as well as smaller local shops, catering for daily needs. The area is well served by recreational facilities such as David Lloyd at Newhaven which boasts tennis courts, swimming pools and a state-of-the-art gym and the tennis club at Lomond Park. For those who enjoy the outdoors, the waterfront promenade and surrounding paths are ideal for walking, cycling and enjoying the coastline, while nearby green spaces including Victoria Park, Pilrig Park and Starbank Park provide open space for relaxation. Schooling includes Granton Primary and Broughton High School with Edinburgh private school choices within easy reach. It is an excellent location for Edinburgh Telford College. Regular bus and tram services link Granton to the city centre and it is a twenty-minute drive from Edinburgh International Airport.

EPC Rating: B

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.



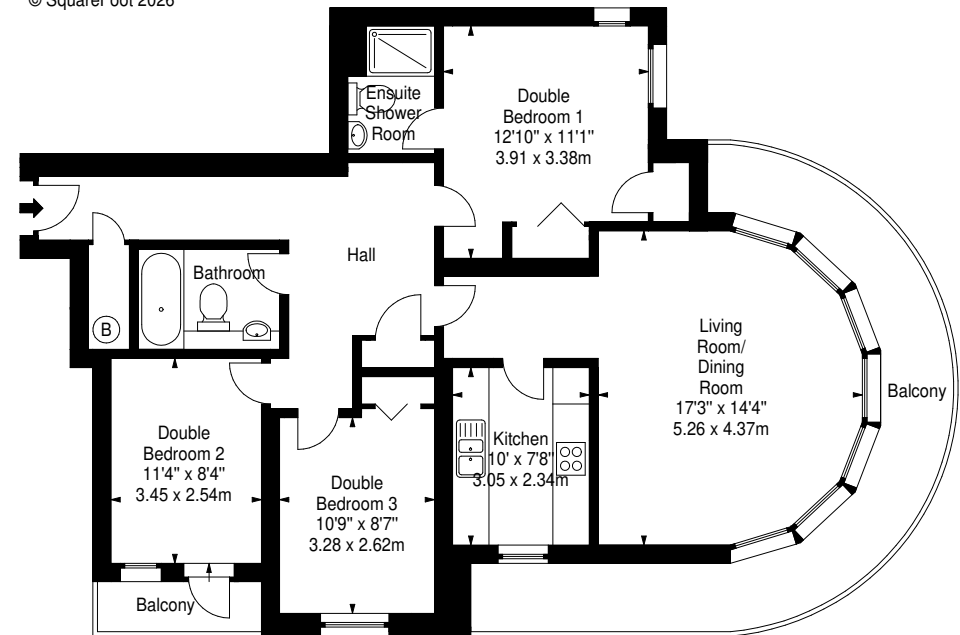




Waterfront Avenue,
Edinburgh,
Midlothian, EH5 1JD



Approx. Gross Internal Area
981 Sq Ft - 91.13 Sq M
For identification only. Not to scale.
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Third Floor

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