



# Plot 29, Waterside Walk

£226,000

New build apartment

## Description

Available immediately

This 2 bed, second floor apartment offers 2 double bedrooms (one en suite), open plan kitchen, dining and living room, private terrace and ample storage.

Located to the North of the City Centre, Waterside Walk is ideally located for commuting by public transport to the City Centre.

Edinburgh provides one of the most attractive living and working environments in the United Kingdom. Famed as a city of culture, Edinburgh has an abundance of theatres, museums and art galleries and during the summer months holds the largest arts festival in the world.

Waterside Walk offers an excellent opportunity to live in this vibrant city.

\*Please note slight colour variation to render

## Tenure



For further information on this development please contact the agent below:



30 Stafford Street,  
Edinburgh  
EH5 7BD

T: 0131 459 2222  
E: [watersidewalk@ballantynes.uk.com](mailto:watersidewalk@ballantynes.uk.com)  
[www.ballantynes.uk.com](http://www.ballantynes.uk.com)

### KITCHENS

High quality fully fitted kitchens with stainless steel electric oven, gas hob, cooker hood, integrated appliances comprising fridge freezer, dishwasher and where applicable a washer dryer (please see Utility below).

### BATHROOM/EN-SUITES

Contemporary white sanitary ware, fitted vanity units with chrome taps and fixtures. Showers are fitted to bathrooms and en-suites.

### UTILITY

Selected flat benefit from a utility cupboard housing a washer dryer.

### HEATING

Gas central heating with highly energy efficient boiler with dual zone heating system.

### PEACE OF MIND

Heat detectors and smoke alarms are wired directly to individual apartment's main supply. Security panel door entry system to each flat.

### ELECTRICS

External lighting provided to front and rear entrances, communal garden, car park and cycle stores.

### CONNECTIVITY

All homes are wired to a communal satellite dish and terrestrial aerial and BT Fibre Optic cabled to all flats with CAT 6 data cable to lounge. Please note the new owners will require to purchase the appropriate satellite encryption box and arrange internet/telephone connections.

### EXTERNAL

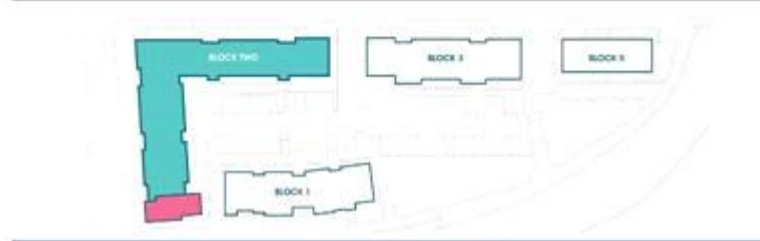
Selected flat benefit from private balconies, terraces or walkways and Ploksa 2.0



**Second Floor**

LOUNGE/KITCHEN	5.37 x 4.82m
BEDROOM 1	4.40 x 2.11m
BEDROOM 2	4.11 x 2.63m
Overall Area	72.34sqm (179sqft)

Measurements exclude thick walls and  
plans for illustrative purposes only



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Viewing by appointment only

Ballantynes - Edinburgh Office

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