



**lindsays**

2/5 Merlin Avenue  
Granton, Edinburgh, EH5 1FS

*"Impressive spacious first floor three bedroom modern apartment with outstanding views"*

- Well-proportioned modern first floor apartment
- Far reaching views
- Spacious open-plan sitting, dining and kitchen
- Master bedroom with en-suite shower room
- Two further double bedrooms
- Bathroom
- Utility room
- Three balconies
- Double glazing
- Gas central heating
- Under floor heating
- Secure underground parking space

EPC Rating B

**OFFERS OVER £255,000**



## Description

An impressive and spacious three bedroom modern apartment with outstanding views and underground parking. Occupying a fine corner position, this first floor property is in immaculate order throughout and enjoys far-reaching views over the Firth of Forth and to Fife. A spacious hallway with two storage cupboards gives access to all the rooms. The large open-plan sitting room and kitchen enjoys a dual aspect and two large balconies. The stylish kitchen is well-equipped and there is ample room for a dining area. The master bedroom has built-in wardrobes as well as a contemporary en-suite shower room and a large balcony. There are two further double bedrooms – both with built-in wardrobes and one has a small Juliet balcony. Completing the internal accommodation is the family bathroom and a useful utility room. Please note in the kitchen the Extractor Fan is in working order but the light is not working.

## Area

Granton is a popular residential area located just minutes from the shores of the Firth of Forth and all the city's vibrant waterfront has to offer. Whilst there are excellent public transport services to and from the city centre (approximately 3 miles), the local area offers a wide range of shopping facilities including a large branch of Morrisons just a short walk from the flat. Edinburgh College Granton Campus is also within a few minutes on foot, as is Craigroyston Community High School which offers a wide programme of leisure and educational facilities for children and adults alike. There are miles of bracing seafront walks, a number of lovely parks, a Yacht Club and Marina, a Pure Gym and several local access points to the city's cycle path network all within close proximity. The Western General Hospital is also nearby and there are excellent road links with the city bypass, the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

## Viewing

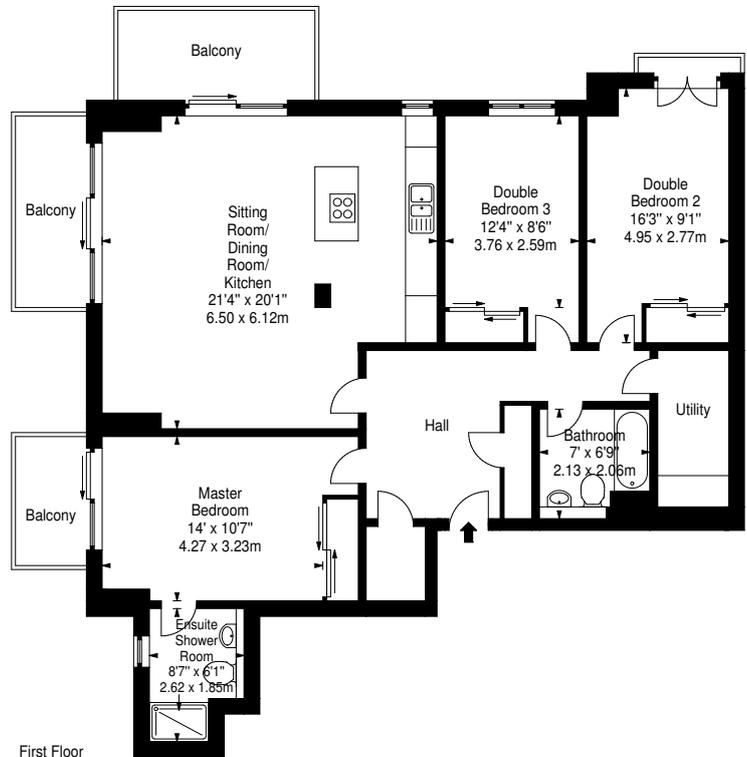
By appointment contact [Lindsays.propertyadmin@lindsays.co.uk](mailto:Lindsays.propertyadmin@lindsays.co.uk)



Merlin Avenue,  
Edinburgh, EH5 1FS



Approx. Gross Internal Area  
1195 Sq Ft - 111.02 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.