

5/3 Royston Mains Road

GRANTON, EDINBURGH, EH5 1JQ



Immaculately presented two-bedroom first-floor flat recently renovated to an exceptional standard with a private rear garden and true move-in condition



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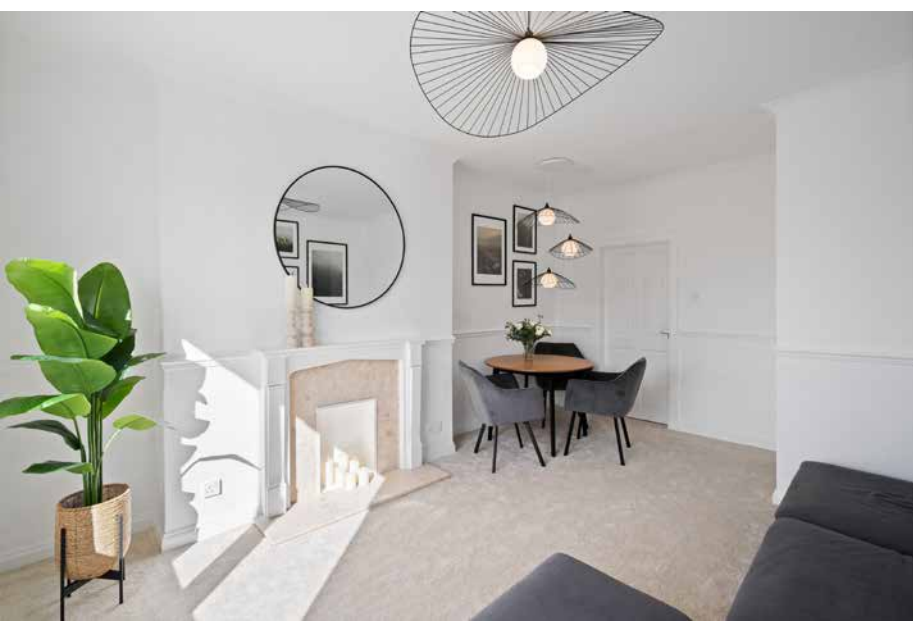
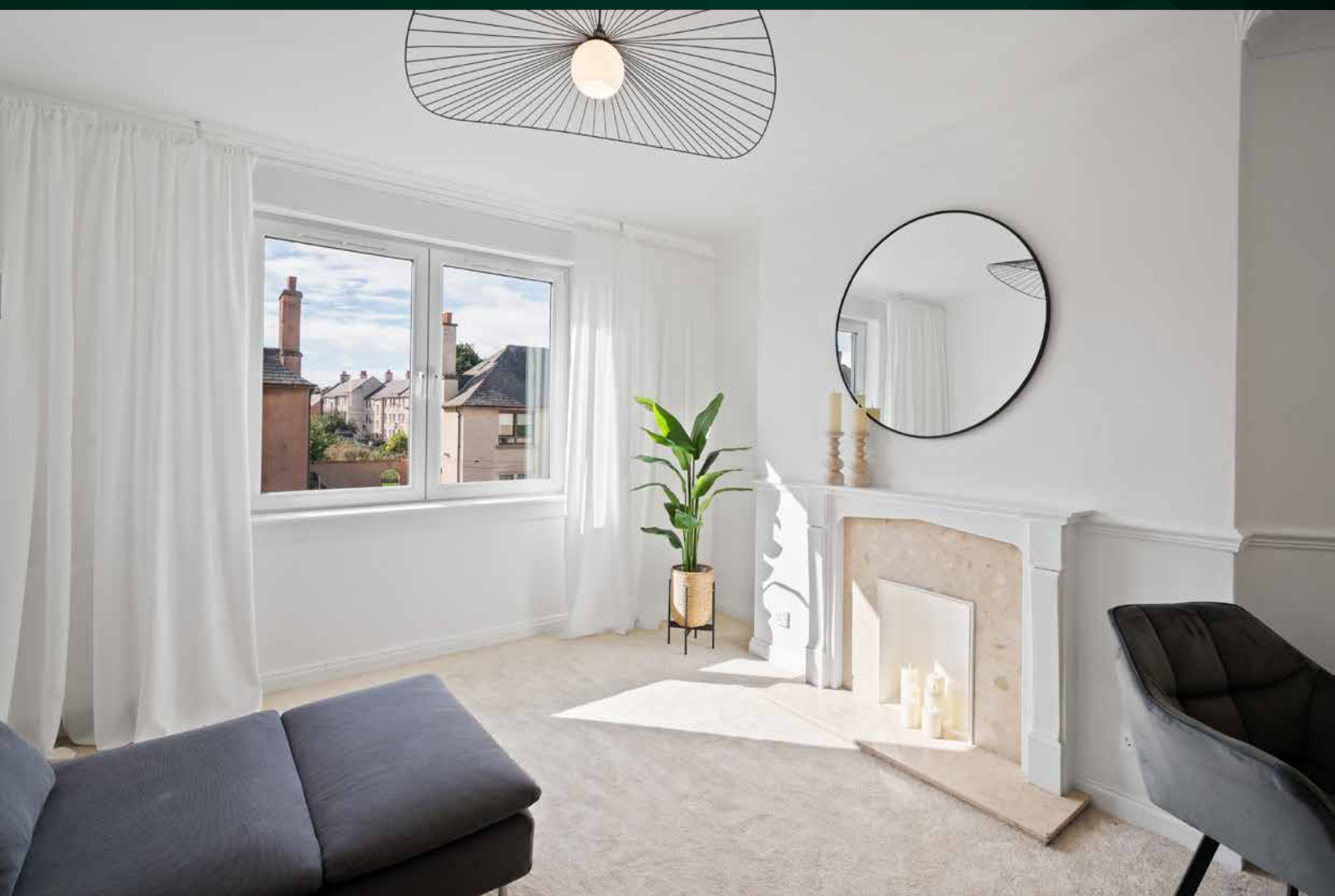


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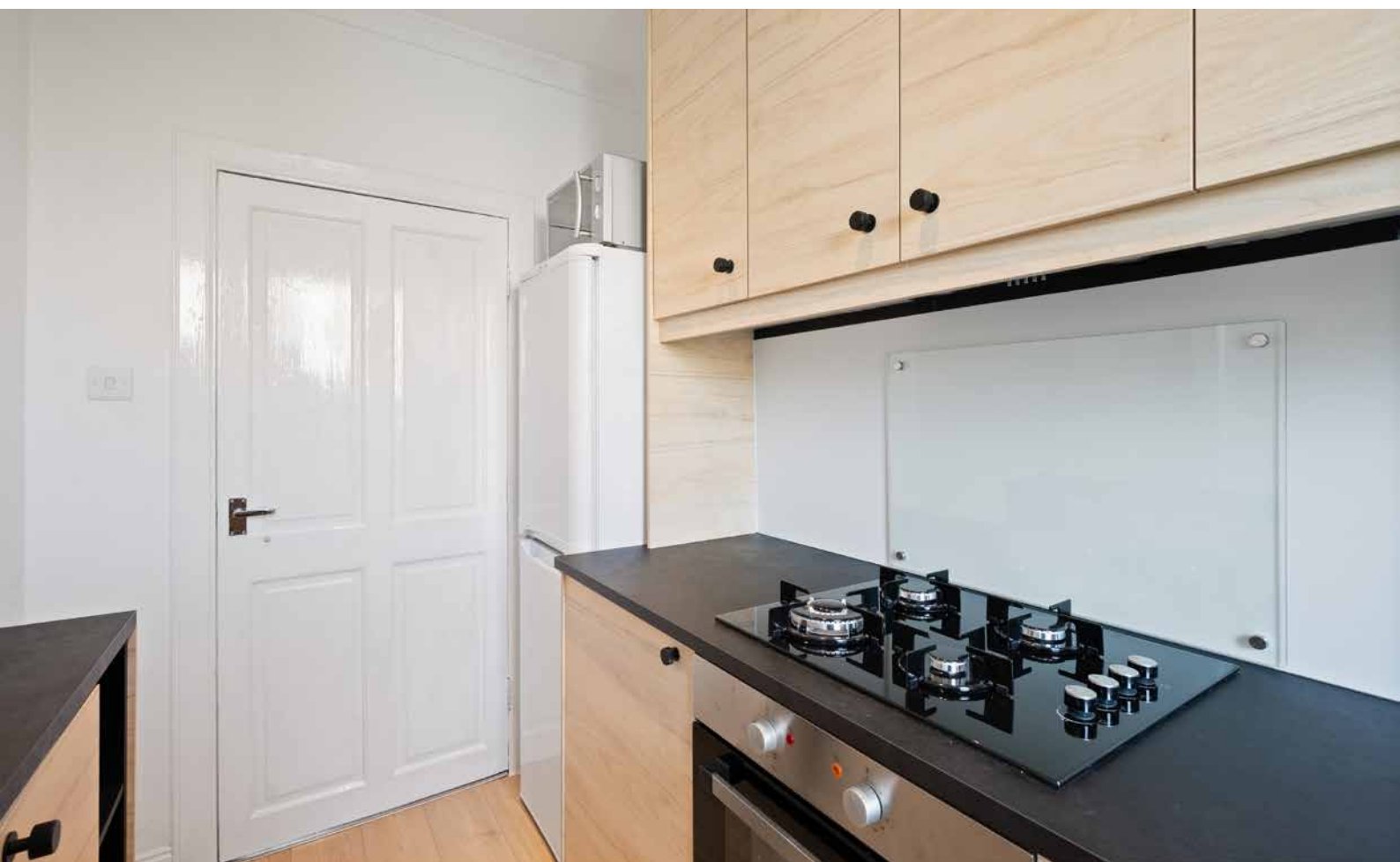
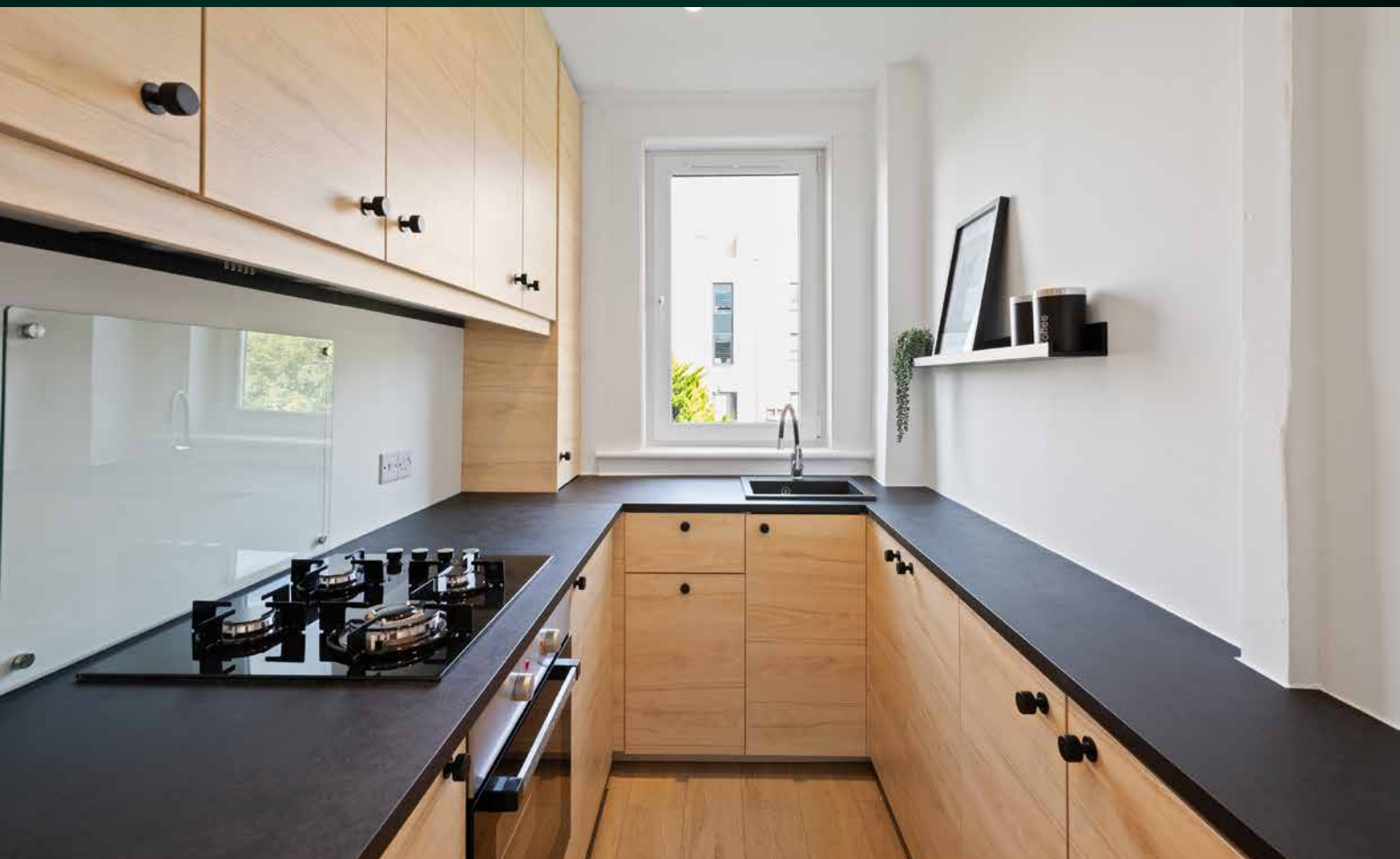
McEwan Fraser Legal is delighted to present to the market this beautifully presented two-bedroom first-floor flat, situated within a popular residential area of Granton. Recently renovated to an exceptionally high standard throughout, this impressive property offers stylish contemporary accommodation, excellent outdoor space and genuine move-in condition, making it an ideal choice for first-time buyers, professionals, couples or investors.

THE LIVING ROOM



The property has been thoughtfully upgraded throughout, creating a fresh, modern and welcoming home. The bright and spacious living room provides an excellent space for relaxing and entertaining, while the recently renovated kitchen offers a stylish and practical setting for everyday living.

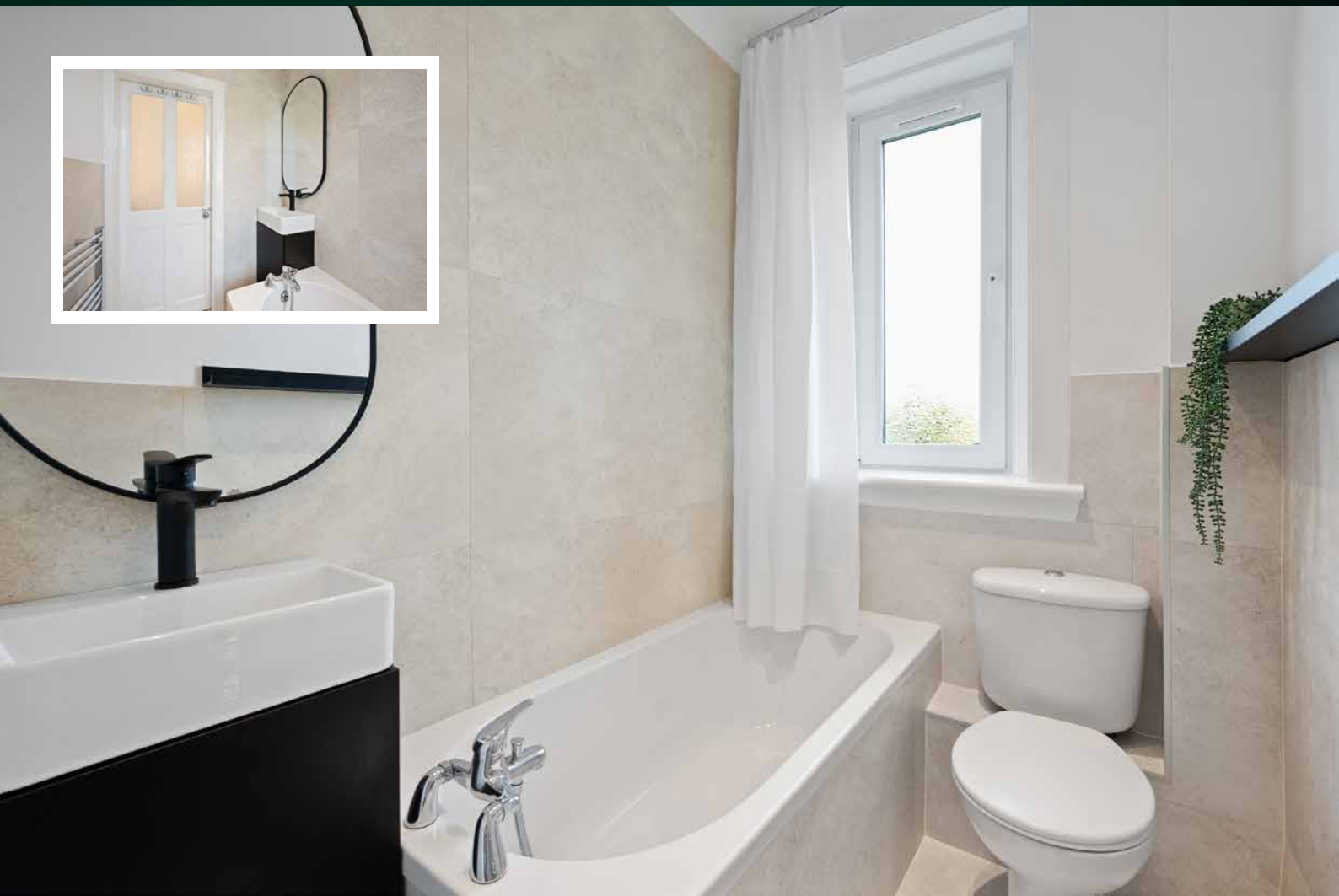
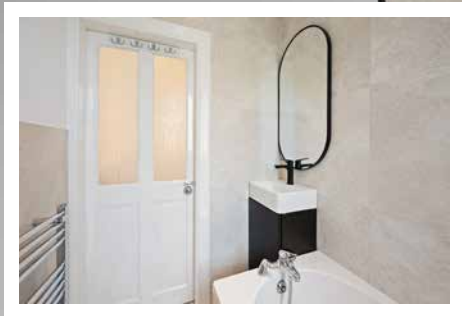
THE KITCHEN



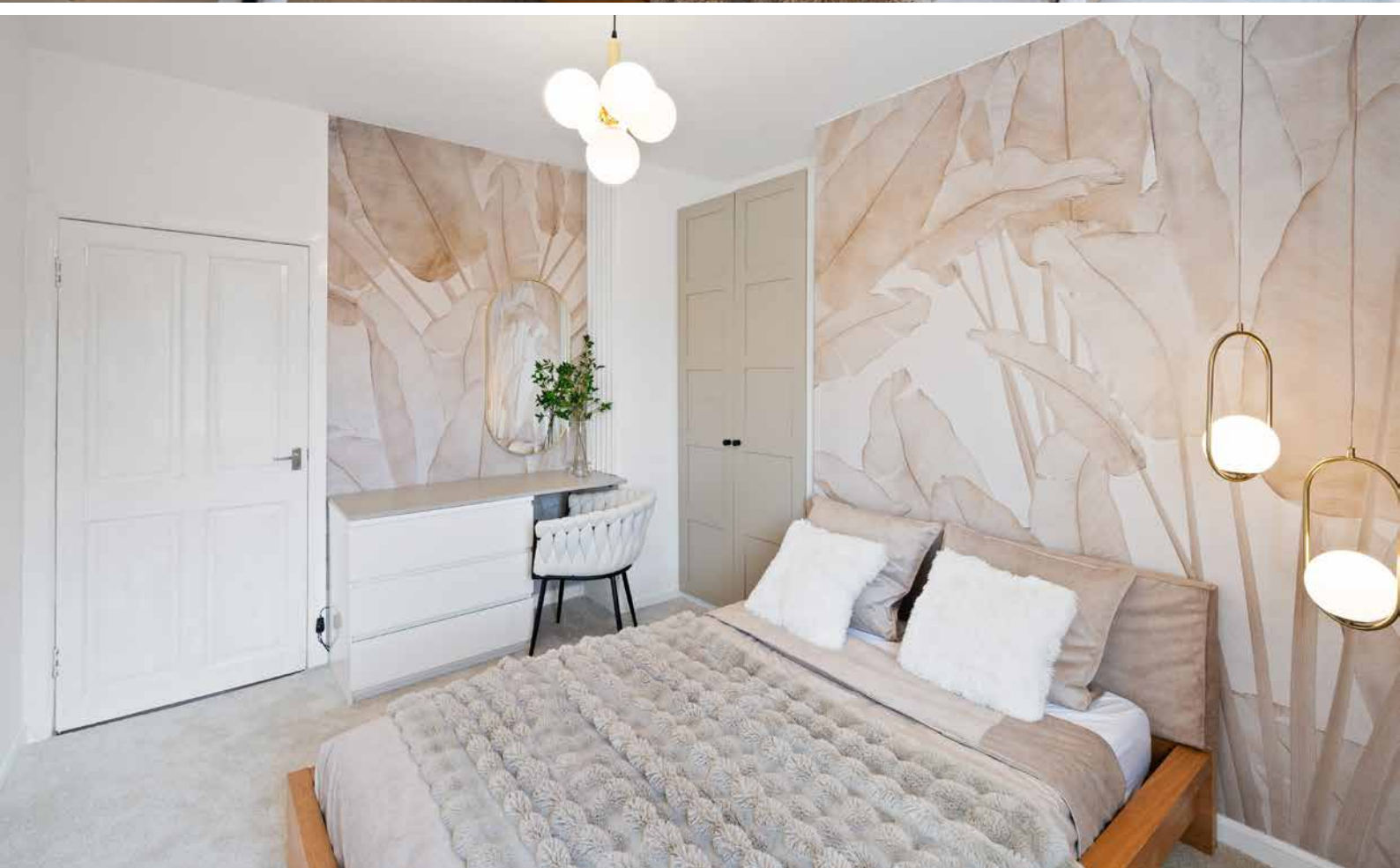
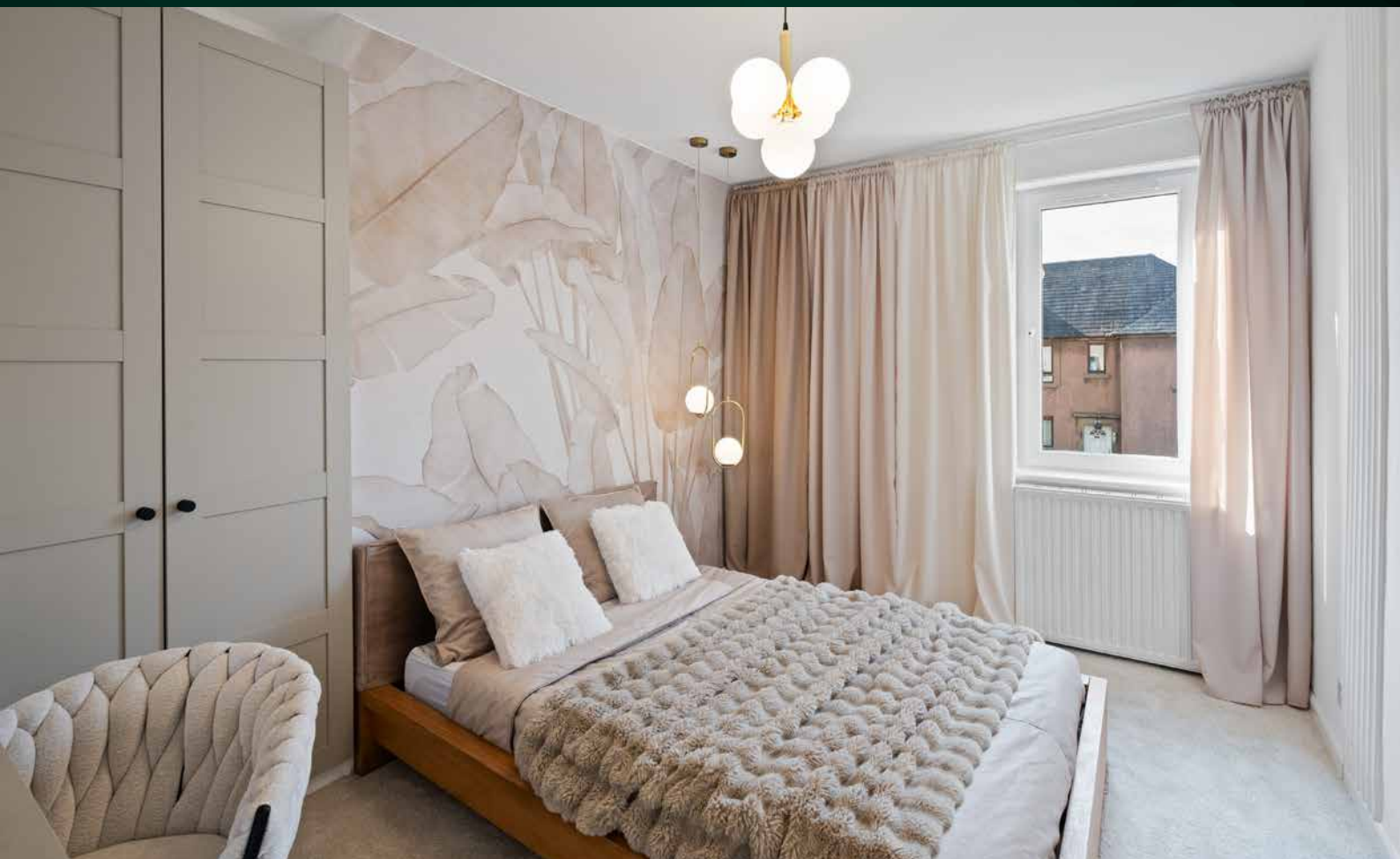


There are two well-proportioned bedrooms, one with walk-in wardrobe, and both offering excellent flexibility for bedrooms, guests or home working, complemented by a beautifully finished modern bathroom.

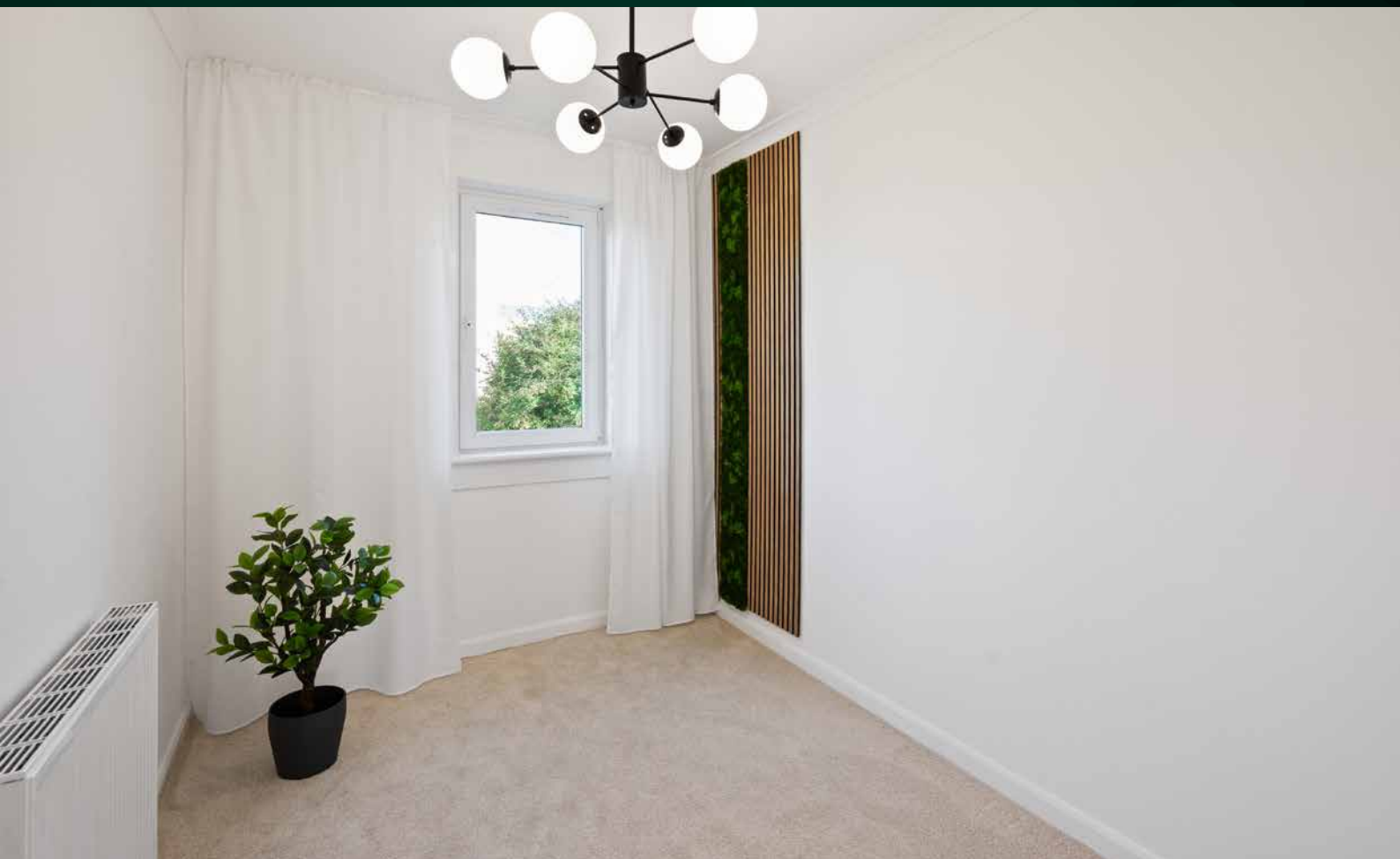
THE BATHROOM



BEDROOM 1



BEDROOM 2



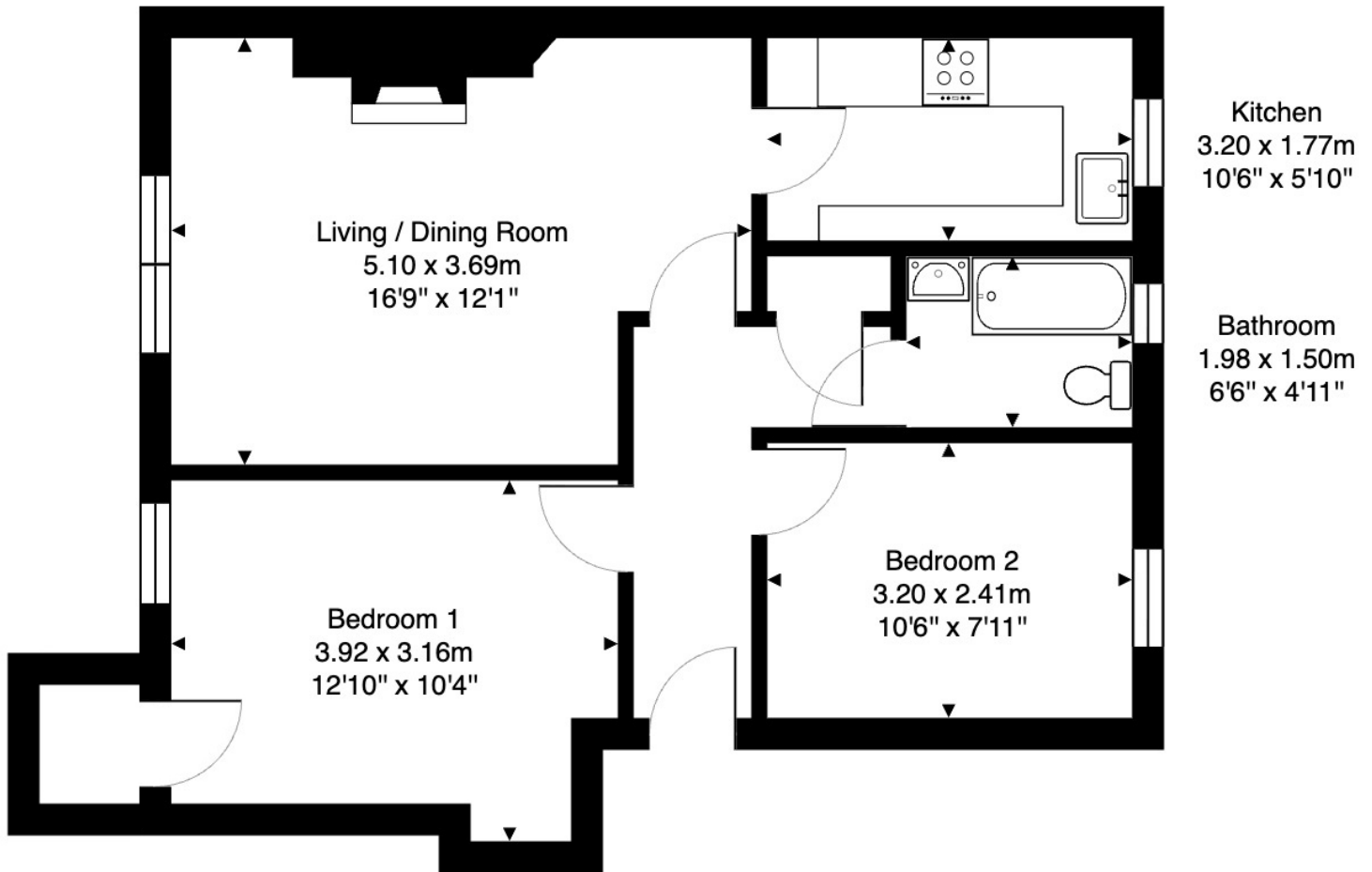
A particular feature of the property is the private rear garden, providing a fantastic outdoor space for relaxing, entertaining or enjoying the warmer months. The property further benefits from gas central heating and double glazing.

Presented to an exceptional standard throughout and requiring nothing to do other than move in and enjoy, this is a superb opportunity to acquire a stylish and recently renovated two-bedroom home with the added benefit of a private rear garden. Early viewing is highly recommended.

EXTERNALS

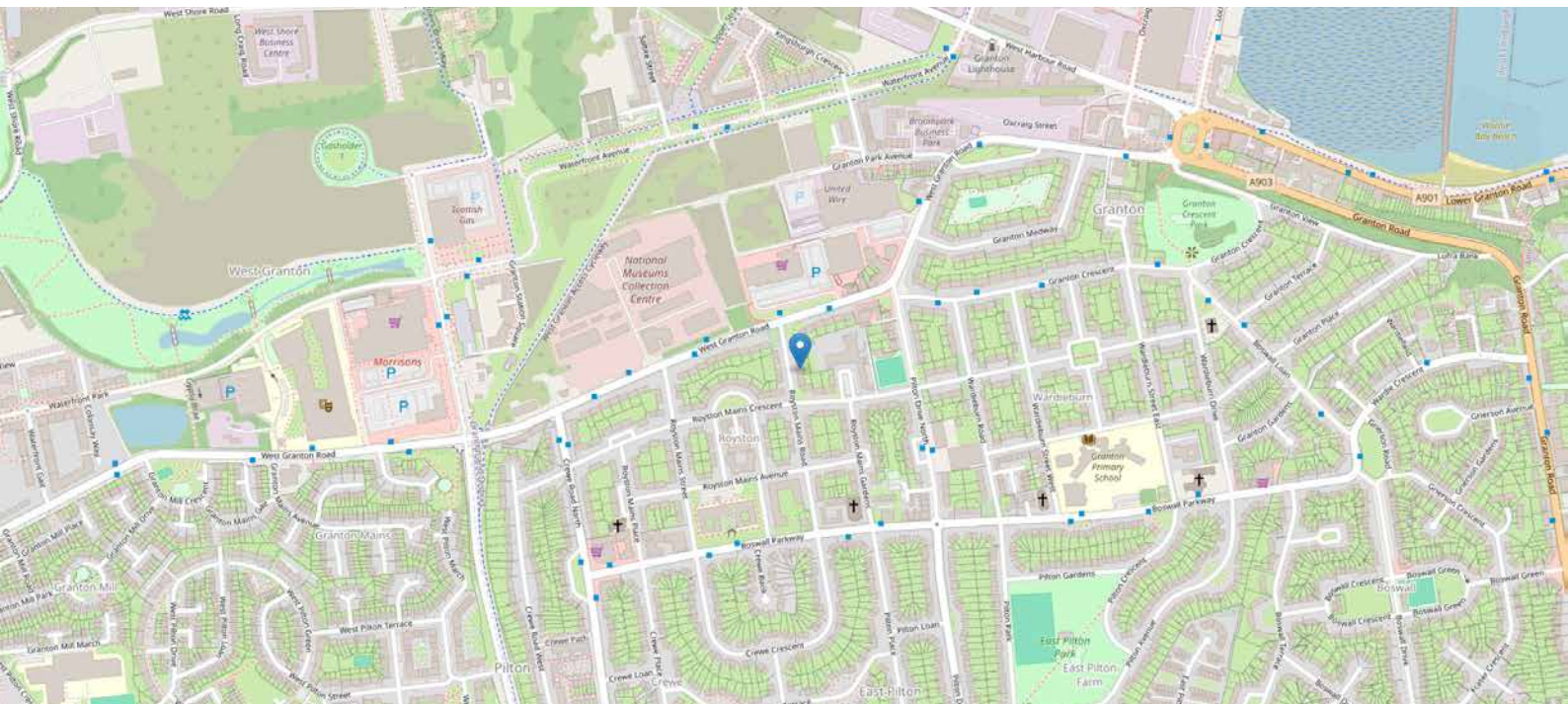


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 52m² | EPC Rating: C



THE LOCATION

The property is located in Granton, which lies in a north-western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.





Local shopping is within walking distance in Stockbridge, where you have a Waitrose supermarket, but for those whose needs are greater, a wider range of shops can be found at the city centre, which, as previously mentioned, is only a short bus or car journey away. Local state and private schools are within walking distance, as are many fine recreational facilities within the area. The Ainslie Park Recreational Centre, with sports facilities and a swimming pool, is a prime example.

There is an excellent bus service close at hand, which will take you on a short ten-minute journey into the city centre.



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