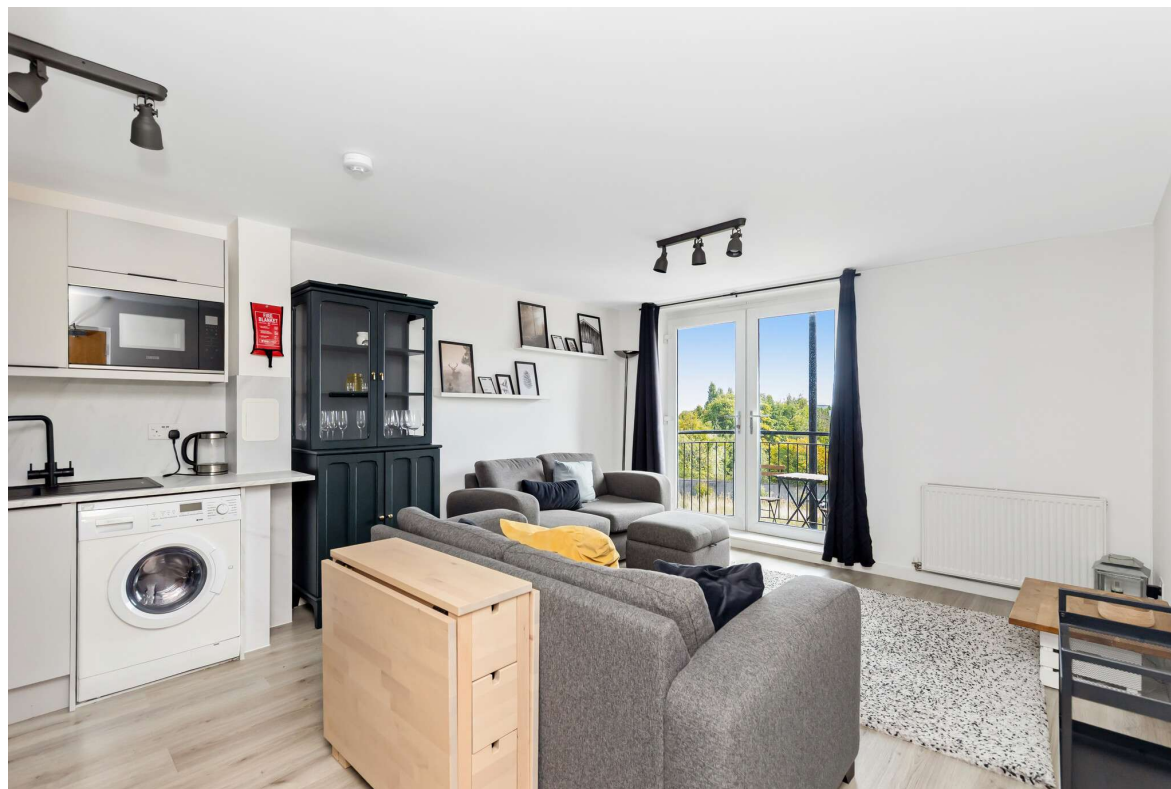




12/5 Colonsay Way
GRANTON | EDINBURGH | EH5 1FB


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12/5 Colonsay Way

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Located on Colonsay Way in the popular Granton area of Edinburgh, this attractive third-floor two-bedroom flat offers bright, well-proportioned accommodation and the added benefit of an allocated parking space.

The property is accessed via an entrance hallway leading into a spacious open-plan living room and kitchen. The living area is flooded with natural light from the French doors, which open directly onto a private balcony — an ideal spot to enjoy some fresh air or relax outdoors. The modern kitchen is well equipped with ample worktop space and a good range of floor and wall-mounted units, providing plenty of practical storage and preparation space.

There are two generous double bedrooms, offering excellent flexibility for couples, sharers, or those looking for a home with additional space for guests or working from home.

The bathroom is fitted with a contemporary three-piece suite, including a shower over the bath.

Externally, the property benefits from an allocated parking space, adding further convenience to this appealing home.

- Third floor two bedroom flat
- Accessed via secure entry system
- Allocated parking space
- Balcony
- Close to local amenities and good transport links
- Double glazing and gas central heating

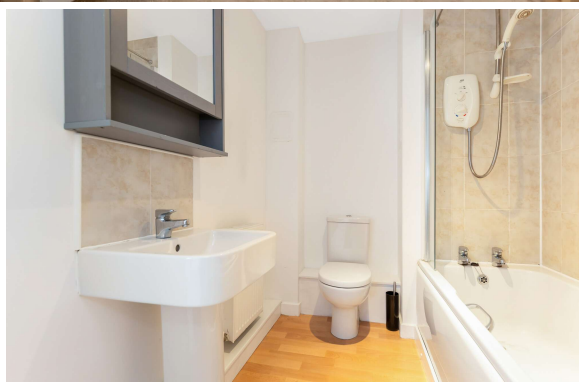
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

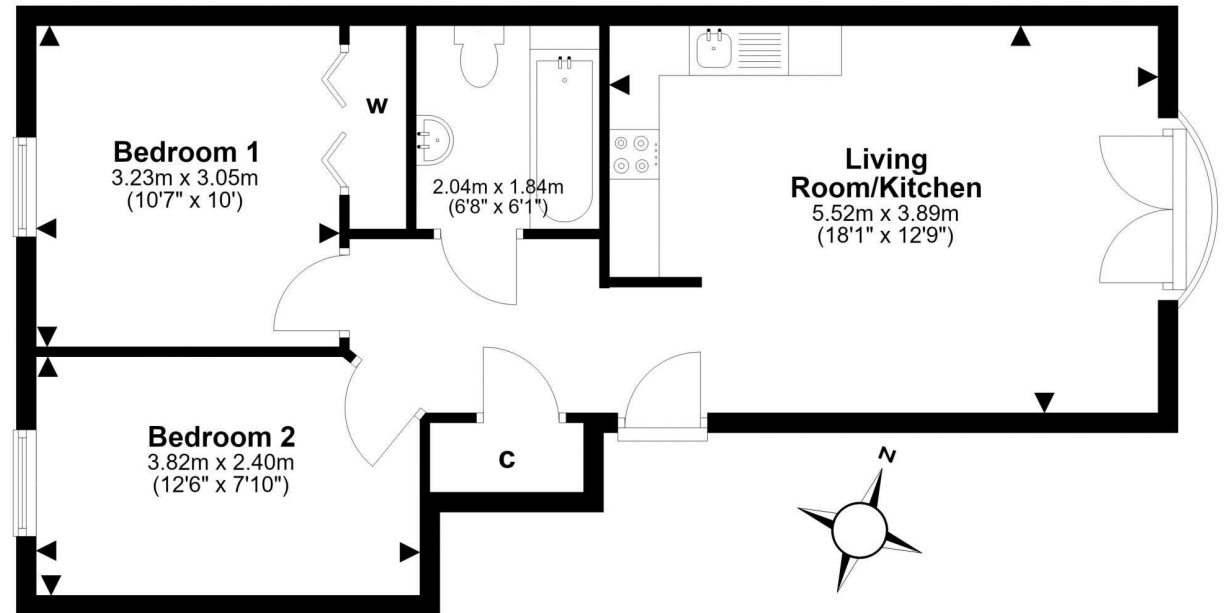


Located on Edinburgh's waterfront, Granton is based around a picturesque, historic harbour. Various transport routes pass through the area, and nearby Newhaven features access to the Edinburgh Tram network, running all the way to the airport. Newhaven also has its own harbour, as well as some fantastic eateries and an ASDA supermarket. Ocean Terminal is located a short distance further to the east, while additional shopping facilities include a Morrisons on Ferry Road and Sainsburys at Craigmile Retail Park, a little further afield.

Energy rating B, Council tax band C. Factor is managed by James Gibb and costs around £300-£400 per quarter.

Property can be sold as seen with all furniture included in the sale.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.