GILLESPIE MACANDREW



12/12 Colonsay View,

Granton, Edinburgh, EH5 1FH.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entrance.
- Stair and lift access to all floors.
- Welcoming reception hall with storage.
- Impressive open-plan living, dining and kitchen area with integrated appliances.
- Principal bedroom with built-in mirrored wardrobes and en-suite shower room.
- Further double bedroom.
- Single bedroom, ideal as a home office or nursery.
- Modern bathroom with shower.
- Gas central heating.
- Double glazing.
- Well-maintained communal courtyard.
- Secure underground parking with an allocated space.
- Additional unrestricted on-street parking nearby.









GENERAL DESCRIPTION

CASH PURCHASERS ONLY! A spacious fourth-floor flat forming part of a modern development within the popular Granton district of Edinburgh, located just a short distance north-west of the City Centre and close to a range of amenities. The development is part of the Scottish Government's cladding remediation programme and at present the clients are awaiting the completion of a Single Building Assessment. As a result, the property is currently suitable for cash purchasers only, however as a three-bedroom property is an ideal investment property at present.

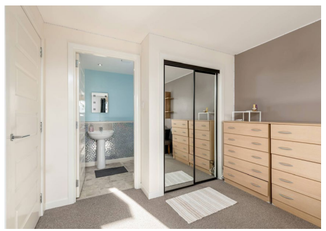
LOCATION

The property is situated within the established Granton area of Edinburgh, approximately three miles north of the city centre. The location offers an excellent range of local amenities, including a Scotmid on Granton Road, Morrisons on Ferry Road, Craigleith Retail Park and the Ocean Terminal retail and leisure complex. Recreational facilities nearby include Granton Harbour, Inverleith Park, the Royal Botanic Garden Edinburgh and an extensive network of cycle paths providing easy access throughout the city. The city centre is readily accessible by both car and public transport, offering a wide range of shopping, dining and cultural attractions. Schooling is available at all levels, from nursery through to secondary education, while Edinburgh College's Granton Campus is also nearby. Both the Western General Hospital and Victoria Hospital are within easy reach. Excellent road links provide convenient access to the City Bypass and Scotland's motorway network.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 3.6 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 7.7 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 300 METRES.

EXTRAS INCLUDED IN THE SALE ARE ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES, WINDOW BLINDS AND THE INTEGRATED KITCHEN APPLIANCES, COMPRISING THE HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND WASHER/DRYER. CERTAIN ITEMS OF FURNITURE MAY ALSO BE AVAILABLE BY SEPARATE NEGOTIATION.









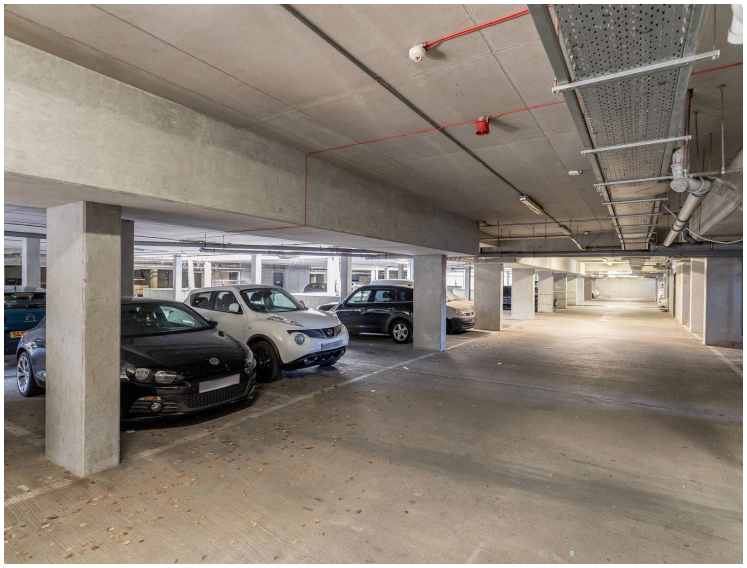


FACTORING NOTE

The property is factored by James Gibb, with a management charge of approximately £150 per calendar month. This fee covers the maintenance of the communal areas and the building's insurance.

IMPORTANT NOTE:

This building forms part of the Scottish Government's cladding remediation programme. At present the clients are awaiting the completion of a Single Building Assessment. As a result, the property is currently suitable for cash purchasers only. Following completion of the remedial works, the property is expected to become mortgageable once more, at which point its market value may increase. The current asking price reflects the present lending restrictions associated with the cladding issues.



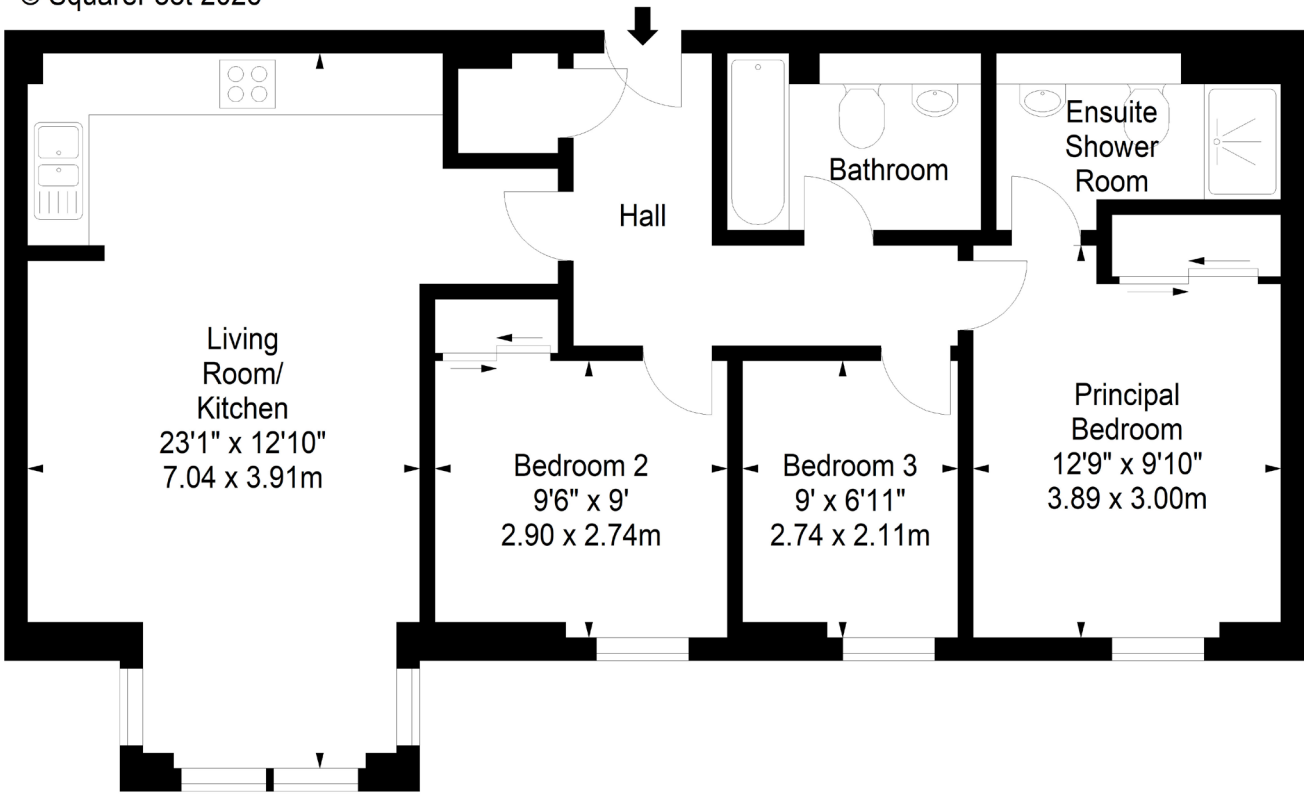
Colonsay View,
Edinburgh,
Midlothian, EH5 1FH

ENERGY PERFORMANCE CERTIFICATE RATING B

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SquareFoot

Approx. Gross Internal Area
807 Sq Ft - 74.97 Sq M
For identification only. Not to scale.
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Fourth Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.