NEILSONS

Solicitors & Estate Agents



Offers Over

£230,000

25/7 Kingsburgh Crescent

Granton | Edinburgh | EH5 1RU

Situated within a modern development in the vibrant Granton waterfront area, this well presented first floor flat offers an appealing home complemented by a private balcony and an allocated parking space. With scenic walks and local amenities nearby, the property is ideally placed to enjoy all that this popular area has to offer.

- 2 bedrooms
- 1 public room
- 2 bathrooms
- Lift
- Allocated parking space
- EPC rating – C
- Council tax band - D



Description

Accessed via communal stairs or a lift, the flat opens into a welcoming hallway with storage. The bright and airy lounge/dining room provides access to a private balcony, offering an inviting space for relaxing or dining during the warmer months. The living area is open plan to a stylish kitchen, fitted with a range of white wall and base units with co-ordinated worktops and tiled splashbacks. Both double bedrooms have fitted wardrobes, with the principal bedroom also enjoying an en-suite shower room. A bathroom fitted with a white suite and a hand held shower attachment over the bath completes the accommodation. Further benefits include a district gas community heating system, double glazing and secure entry.





Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer.

Gardens and parking

Well maintained communal garden grounds surround the development and the property has the convenience of an allocated parking space with barrier access. There is also a shared bike store.

Factor

The communal grounds around the development are maintained by AboveBoard Homes at a cost of approximately £85 per month which includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

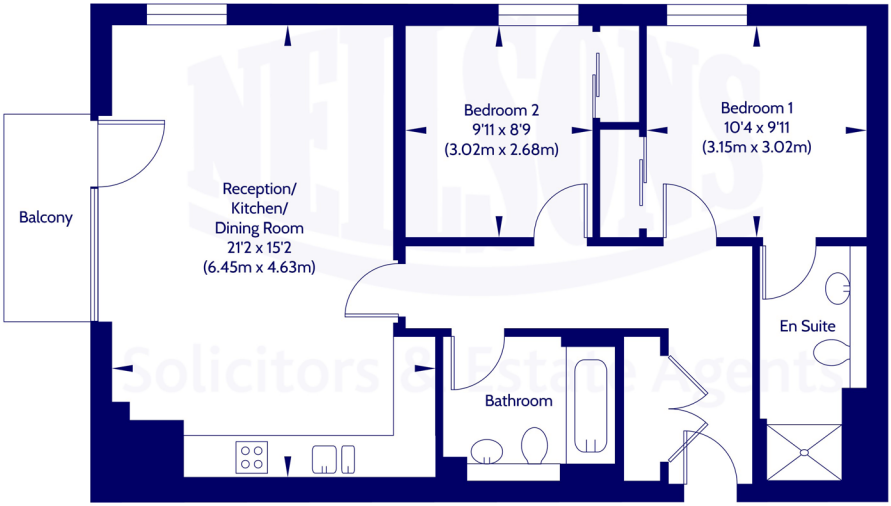
The property is in the popular Granton district of Edinburgh, which lies to the North of the city centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighbouring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal is only a short distance away and includes a multi-screen cinema and Pure Gym. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 70 Sq M / 758 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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