



MACWOOD



**FLAT 2, 11 COLONSAY CLOSE,
EDINBURGH, EH5 1BT**



WHAT YOU NEED TO KNOW



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Enjoying a superb location in Edinburgh's desirable Granton, this two-bedroom apartment with residents' parking is presented in turn-key condition and will appeal to a wide variety of buyers.

Situated on the first floor of a popular residential development, an inviting carpeted hallway decorated in a calm colour palette leads to the spacious living room. Flooded with natural light from French doors opening to a Juliet balcony this warm and welcoming space offers views of the surrounding grounds. A seamless flow takes you from here to the modern and well-appointed kitchen. Boasting a U-shaped layout, it features oak-effect wall and floor units, quartz-effect worktops and an integrated extractor hood, gas hob, grill, and oven.

Across the hallway, the two light and airy double bedrooms benefit from a south-facing orientation, built-in wardrobes and a tasteful neutral interior decor.

Completing the accommodation is a stylish bathroom equipped with a hidden cistern WC, washbasin, and bath with a wall-mounted shower.



OUR EXPERT SAYS...

"This two-bedroom apartment offers a bright and welcoming living space with natural light, modern design, and effortless flow."

**- Ross MacDonald,
Director**

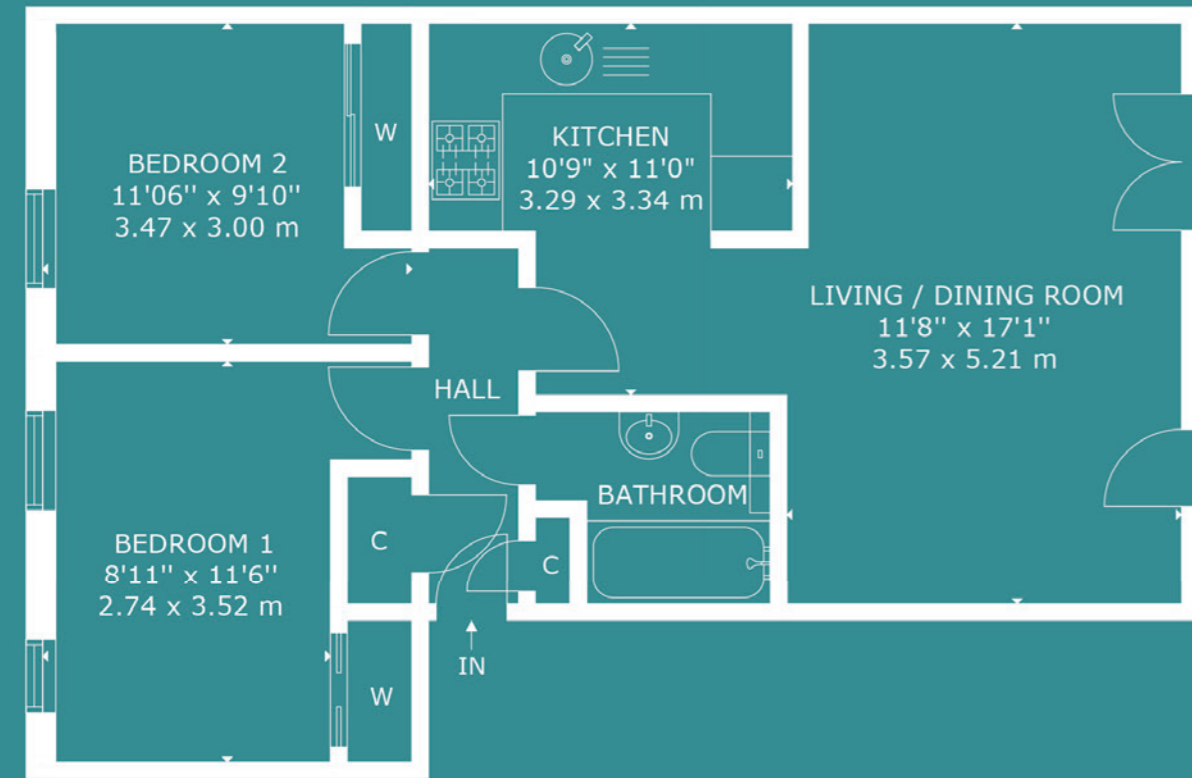


629 FT²

Please note that the living room and the two bedroom images have been virtually staged.



FLOORPLAN



FIRST FLOOR



LOCATION

The waterfront location of Granton lies three miles to the north of Edinburgh.

Residents can enjoy peaceful scenic river walks from Granton to Newhaven or at Silverknowes Beach. The Royal Forth Yacht Club at Granton Harbour is within easy reach. Ten minutes' away by car, David Lloyd Health Club at Newhaven boasts a gym, pool, spa, and tennis courts. Bruntsfield Golf Club is near as is Silverknowes Golf Club. Ocean Terminal has a multi-plex cinema along with high street stores, a Pure Gym, and casual dining options. Vibrant Newhaven Harbour boasts an array of eateries and bars including The Fishmarket and The Harbour Inn.

Daily shopping needs are met by a Sainsbury's supermarket at Craighleith Retail Park, a Morrisons on Ferry Road, and an Asda at Newhaven. Local schooling includes St David's RC Primary and Craigroyston Community High School, with Edinburgh private options easily accessible. It is close to Edinburgh College's Granton Campus.

Regular bus and tram services take you into the city and Edinburgh Waverley Station in ten minutes.



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**TO REGISTER YOUR
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