



16/3 Royston Mains Crescent, Edinburgh, EH5 1NT

Spacious, Two-Bedroom, Dual-Aspect, First Floor Flat

Up to date price and viewing info at mov8realestate.com/property



## **Property Description**

Spacious, two-bedroom, first-floor flat, forming part of an established residential development. Located in the popular Granton area, situated to the northwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Features include a fitted kitchen with appliances, a modern bathroom, double glazing, gas central heating, contemporary flooring, and good storage provision.

In addition, there is a secure entry system, a shared green to the rear, and unrestricted on-street parking to the front and the surrounding streets.

The hallway affords access throughout the majority of the property and features wood-effect flooring, the secured entry handset, a built-in store cupboard and cloak store space. The dual-aspect living room is set to the front and includes wood effect flooring, a decorative feature fireplace and a central light fitting.

The bright kitchen is set off the lounge, with fitted units and worktops, a sink with a drainer, a tiled surround, a fridge/freezer, a washing machine, and an integrated electric oven and hob.

Set to the front, a spacious double bedroom features wood-effect flooring, a built-in mirrored wardrobe and a central pendant light fitting; whilst bedroom two is rear-facing and also features wood-effect flooring, a built-in wardrobe and a central light fitting. Completing the accommodation, the modern fitted bathroom has a newly fitted three-piece suite with contemporary wetproof wall panelling.

### Omov<sup>8</sup> 16/3 Royston Mains Crescent, Edinburgh, EH5 1NT

Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Granton lies approximately three miles north of the city centre, within easy reach of the fashionable Shore district and the Ocean Terminal shopping centre which includes a cinema and a range of popular restaurants. Within a couple of miles, there are several supermarkets, with Craigleith Retail Park offering additional shopping facilities. There are frequent public transport links from West Granton Road and Waterfront Avenue, to and from the city centre, with a direct Airlink service to the

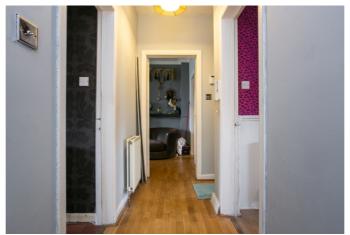
Airport. Granton is undergoing significant development, including works at the Granton Marina which will include a new hotel, spa, and residences. With several gyms and leisure centres nearby, the area also lies close to the charming waterfront path and causeway, leading towards Cramond Island, offering an ideal route for joggers, dog walkers, and families. The area is home to the new Edinburgh College, and also offers well-regarded local schooling.



















### **Our Services**

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

#### **Contact Us**

0345 646 0208

sales@mov8realestate.com

www.mov8.com

#### **Head Office**

6 Redheughs Rigg, Edinburgh, EH12 9DQ

#### **Glasgow Office**

77 Renfrew Street, Glasgow, G2 3BZ



**Estate Agents and Solicitors** 









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.