



Estate Agents and Solicitors

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

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

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# 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.

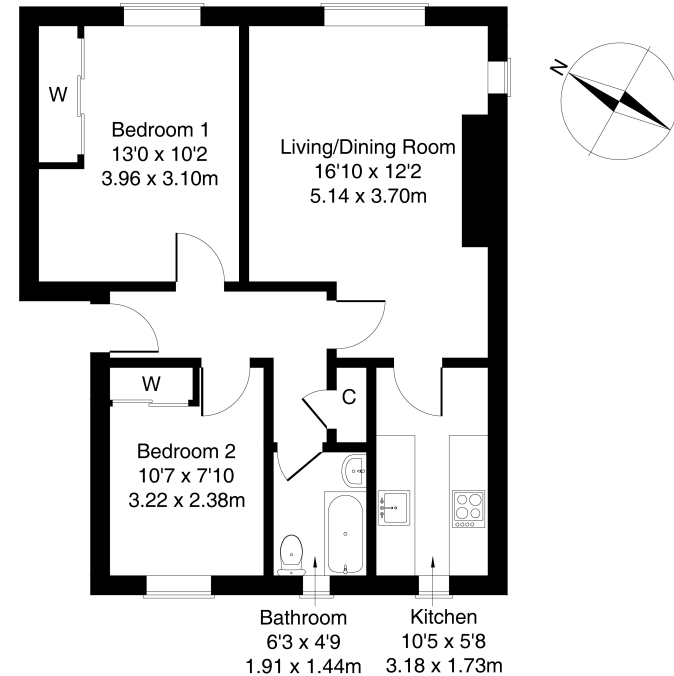
In addition, there is a secure entry system, a shared green to the rear, and unrestricted on-street parking to the front and the surrounding streets.

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.

**mov<sup>8</sup> REAL ESTATE** 16/3 Royston Mains Crescent, Edinburgh, EH5 1NT  
Estate Agents and Solicitors 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 Craighleith 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.





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