



**22/3, Royston Mains Avenue, Granton, Edinburgh, EH5 1LF**

Two Bedroom, Dual-Aspect First Floor Flat

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# Property Description

Tastefully-presented, two-bedroom, dual-aspect first-floor flat forming part of an established residential development. Located in the popular Granton area, situated to the north-west of Edinburgh city centre.

Comprises an; entrance hallway, living room, kitchen, two double bedrooms, and a bathroom. Features include a fitted kitchen with appliances, modern bathroom, double glazing, gas central heating, contemporary flooring, a secure entry system and good storage provision. Externally, there is a shared green to the rear, and unrestricted on-street parking to the front and the surrounding streets.

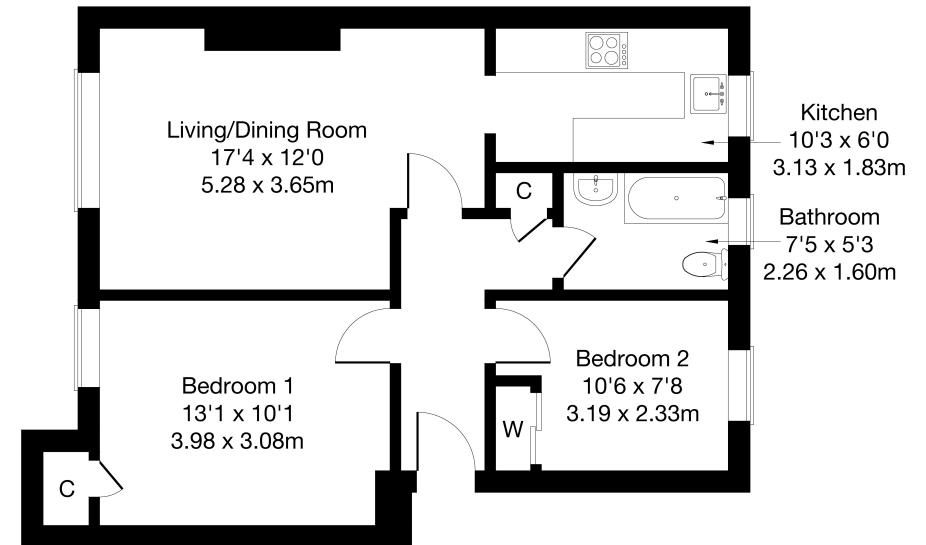
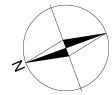
The hallway gives access to all rooms except the kitchen and features the secured entry handset, a built-in store cupboard and hanging space for outerwear. With wood-effect flooring that carries through from the hall, the front-facing living room offers a feature fireplace, a central light fitting, and ample space for freestanding furniture. Open to the living room, the bright kitchen has fitted units with wood-effect worktops, a tiled surround, and a stainless sink set below a window. Appliances include a freestanding fridge, freezer, washing machine, and an integrated oven and gas hob.

A bright and spacious double bedroom is set to the front and features carpeted flooring, a built-in store cupboard, wall-mount TV point, and a central pendant light fitting. Likewise, bedroom two also offers storage provision with a built-in wardrobe and further features, including wood-effect flooring and a rear aspect window overlooking the shared green. Completing the accommodation and set to the rear, the modern bathroom is fitted with a three-piece suite with a shower unit over the bath and tiled splash walls.



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**Approximate Gross Internal Area: (603 sq ft - 56 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, and lies within easy reach of the fashionable Shore area and Ocean Terminal, providing facilities including a cinema, high-street shops, and a range of popular restaurants. Within a couple of miles there are a number of 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, and the property lies close to the charming waterfront path and causeway leading towards Cramond Island, 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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## Head Office

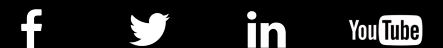
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