



Estate Agents and Solicitors

Flat 5, 7 Colonsay Close, Granton, Edinburgh, EH5 1BT

Light & Well Presented, Two-Bedroom, Dual-Aspect, Second Floor Flat

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Property Description

Light and well presented, two-bedroom, dual-aspect, second-floor flat forming part of a modern, factored residential development. Located in the popular Granton area, northwest of Edinburgh city centre.

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

Features include a modern fitted kitchen and bathroom, good integrated storage including bedroom wardrobes, double glazing and gas central heating.

The development also includes secured entry, a lift service, a communal courtyard, a shared fitness suite, and a secured residents' underground car park.

The hall gives access throughout, and features two built-in store cupboards, pendant lighting, carpeted flooring and the secured entry handset. Rear-facing, an open-plan living room and kitchen include carpeted flooring and two pendant light fittings for the lounge area, whilst set to the rear of the room, a modern kitchen includes stone-effect worktops with matching upstands, a sink and drainer, and an integrated double oven and gas hob with stainless steel splash-back.

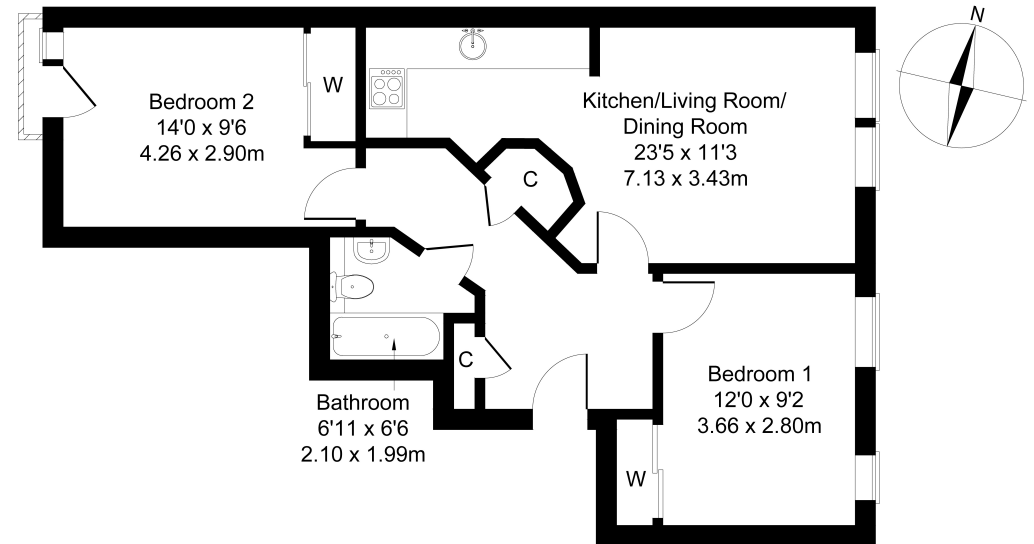
Overlooking the shared courtyard to the rear, bedroom one features carpeted flooring and a built-in wardrobe; whilst bedroom two is front-facing and has carpeted flooring, a pendant light fitting and a Juliet balcony. Completing the accommodation, the bathroom is set internally off the hall, fitted with a modern three-piece suite, including a shower over the bath, and tiled splash walls.

Sold as seen. No onward chain.



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Approximate Gross Internal Area: (635 sq ft - 59 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,

a direct Airlink service to the Airport. The Granton area itself 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, 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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