



Flat 5, 11 Colonsay Close, Granton, Edinburgh, EH5 1BT

Light and 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, a living/dining room, a kitchen, two flexible bedrooms and a bathroom.

Ready to move in, features include a modern fitted kitchen and bathroom, good storage, double glazing and gas central heating.

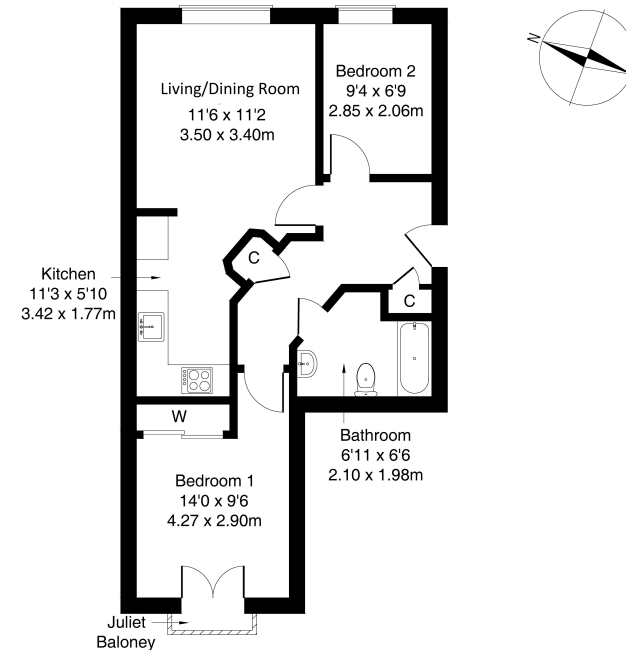
The development also includes a secured entry, a lift service, a communal courtyard, a shared fitness suite and a secured underground car park, with an allocated parking space.

A bright and welcoming hall, with storage, features the light, neutral decor and carpeting, which is prominent throughout the flat. An open-plan public room offers flexible space for both lounge and dining furniture, and includes a stylish kitchen area, fitted with modern, wood-effect units and granite-effect worktops, with a matching upstand. Appliances include an integrated double oven, an induction hob, a stainless-steel splashback, a canopy, and a washing machine.

Set to either aspect are two well-proportioned bedrooms, with plenty of space for freestanding furnishings. Both are similarly well-finished, with the main bedroom including built-in wardrobe storage, and fronted by a Juliet balcony. Completing the accommodation, a good-sized bathroom is fitted with a modern three-piece suite, with a shower over the bath, shaver point and tiled splash walls.

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Approximate Gross Internal Area: (546 sq ft - 51 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, with 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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