



## Flat 2, 17 Colonsay Close, Granton, Edinburgh, EH5 1BT

Spacious and Well-Presented, Two-Bedroom, First-Floor Apartment

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# Property Description

Spacious and well-presented, two-bedroom, first-floor apartment, forming part of a factored, modern development. Located within a quiet cul-de-sac in the popular Granton area, to the north of Edinburgh city centre.

Accommodation comprises an open-plan living and dining room, a kitchen, two double bedrooms and a bathroom.

In move-in condition, the property features a bright, well-designed interior, gas central heating, double glazing and good storage provision, including integrated wardrobes in both bedrooms.

Further highlights include a secure entry phone system, tasteful decor throughout, well-proportioned rooms, a contemporary kitchen and a Juliet balcony.

Outdoor space includes a shared courtyard and an allocated parking space within a secure underground car park, with a lift to street level.

A welcoming entrance hall, with two built-in cupboards, is finished with contemporary grey decor and carpeting. A stylish reception room enjoys plenty of natural light and opens onto a Juliet balcony, via French doors. The generous, open plan floor plan offers ample, versatile space for comfortable lounge furniture, as well as a dining table and chairs. Leading openly off the living and dining room, a kitchen is fitted with contemporary white suits and dark, wood-effect worktops. Appliances include an integrated double oven, a gas hob, a stainless-steel canopy, a freestanding fridge/freezer and a washing machine.

Two double bedrooms are bright and spacious and continue the tasteful presentation of the living space. Both bedrooms benefit from integrated wardrobe storage.

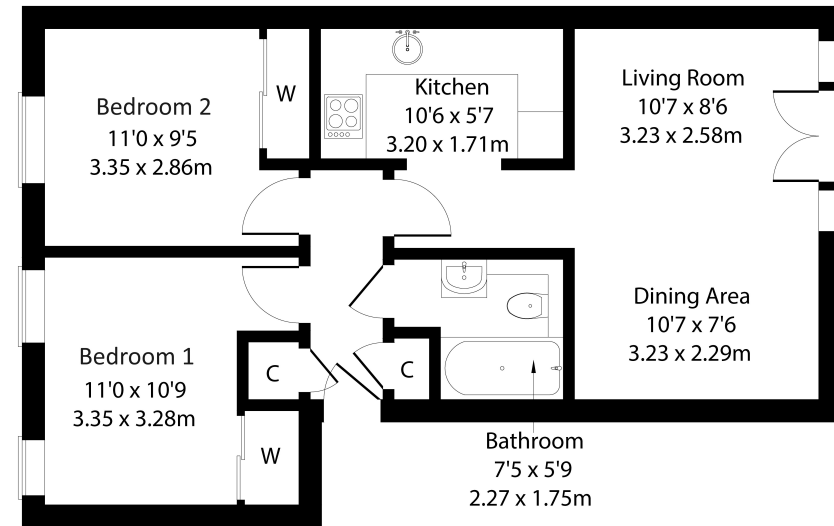
Completing the accommodation, a good-sized, naturally lit bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.

A 360 Virtual Tour is available online.



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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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