



## Flat 6, 2 Colonsay Way, Edinburgh, EH5 1FB

Stylish Two-Bedroom, Top-Floor Flat with a Private Balcony & Residents Gym

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# Property Description

Stylish two-bedroom top-floor flat with private balcony, skyline views, residents' gym, lift access, and underground parking in a modern Granton development. Top-floor flat with private balcony and open skyline views towards Arthur's Seat.

Stylish modern kitchen and bathroom with appliances and tiled splashbacks.

Light contemporary décor, gas central heating, double glazing and quality flooring throughout. Two flexible bedrooms, both with built-in storage, and a bright internal bathroom.

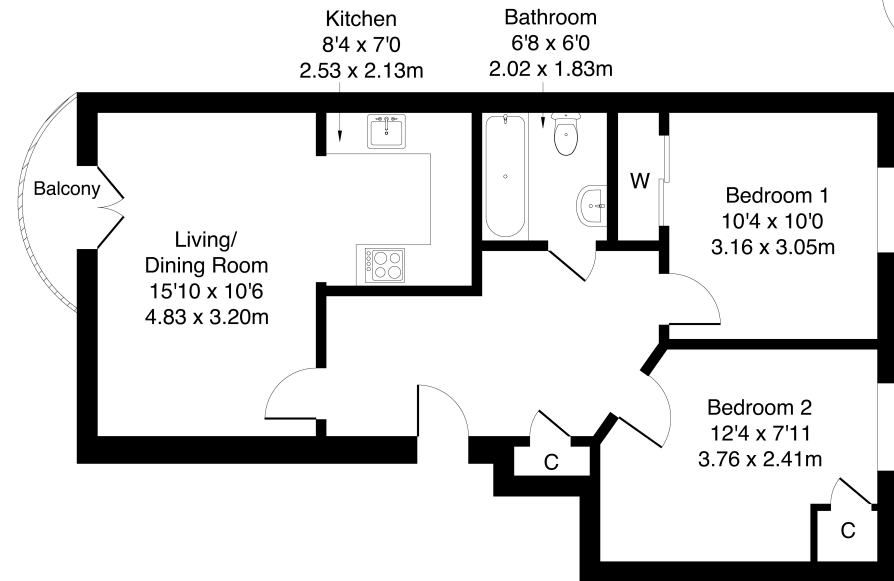
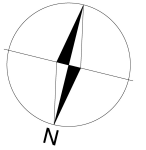
Development includes a secure entry system, lift, fitness suite, communal courtyard and underground residents' parking.

The entrance hall features wood-effect flooring, a store cupboard and secure entry handset, and leads to a bright living/dining room with modern wall panelling, TV point, and access to a private balcony boasting skyline views to Arthur's Seat. Open to the lounge, the kitchen includes stone-effect worktops, a gemstone-style splashback, and appliances including a ceramic hob, oven, and a fridge/freezer.

Set to the rear, bedroom one includes a built-in wardrobe, carpeted flooring and a TV point, while bedroom two has a store cupboard and a pendant light. A bright internal bathroom features a modern three-piece suite with a shower over bath, tiled splash walls and flooring.



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Approximate Gross Internal Area: (667 sq ft - 62 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 is located approximately three miles north of Edinburgh's city centre and offers excellent access to the Shore, Ocean Terminal, and Craighleith Retail Park. This waterfront area has seen significant development and features a blend of contemporary housing and green spaces. The property is ideally placed for access to local shops, cafes, and

supermarkets, and benefits from frequent bus services. Nearby is the scenic coastal path to Cramond Island—ideal for walking, running or cycling. The area is also home to Edinburgh College and offers reputable local schooling, making it a popular choice for professionals and families alike.













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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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