

25 (flat 11) Kingsburgh Crescent, Granton, Edinburgh, EH5 1RU



### Description

Forming part of a striking contemporary development by the Firth of Forth in sought-after Granton, this superb two bedroom, second floor apartment is a stunning home for professionals, and couples. It is brought to market in a true move-in condition, and further boasts an open-plan reception room and kitchen which leads to a private covered south-facing balcony. This impressive property has been finished to a high specification with ultra-modern interior and comprises:-

- Welcoming reception hallway with fitted storage
- Fabulous open living/dining room/kitchen, offering ample room for relaxing and dining providing a very sociable space and open plan to a well-equipped modern kitchen
- Two good sized double bedrooms, both with fitted wardrobes and the master coming with an en-suite shower room
- Principal bathroom comes complete with a stylish white three piece suite having a shower over the bath
- Gas central heating and double glazing ensure year round comfort and efficiency
- Secure entry system
- Externally there is residents parking space, shared bike store and well-maintained communal grounds

### Additional Information

The development is factored by RMG for approx. £35 per month. This includes maintenance of communal areas and block buildings insurance.

### Extras

The blinds, oven, hob, cooker hood, washing machine and fridge/freezer are included.

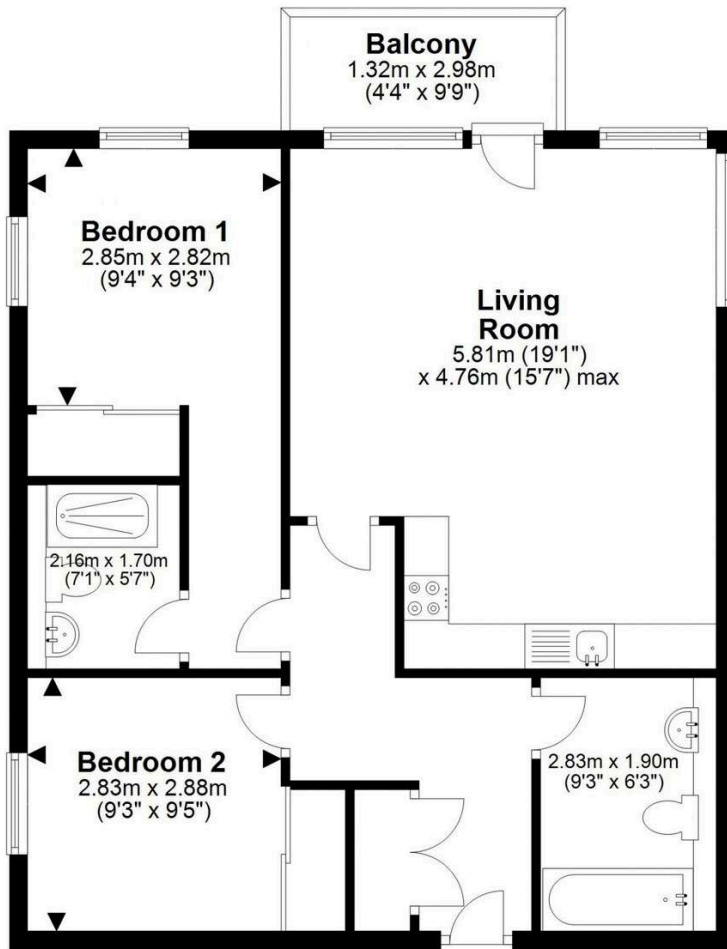
EPC Rating: B



## Location

Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally including a Morrisons a few minutes' walk away, a 24-hour ASDA at Newhaven and a Sainsbury's at Craigleith. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

