



Solicitors & Estate Agents











Offers Over

£155,000

2/12 Kingsburgh Crescent

Granton | Edinburgh | EH5 1JF

A superb opportunity has arisen to acquire this impressive one bedroom fourth floor flat nicely positioned within a sought-after modern development near Granton Harbour. Close to fantastic amenities and transport links, the property will undoubtedly appeal to first-time buyers, professionals and investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - C



Description

The accommodation in brief comprises; secure entry system, lift and stair access, welcoming hallway with useful storage, light and airy twin windowed reception room, open plan to fitted kitchen with integrated appliances, good-sized double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central (new boiler installed 2024) and double glazing.



Extras

All fitted floor coverings, light fixtures and blinds will be included in the sale together with the integrated appliances in the kitchen and the fireplace.

Gardens, Parking and Factor

There are communal landscaped garden areas surrounding the property and private residents parking. The development is managed by Charles White for a monthly fee of approx. £132. This includes the maintenance of communal grounds, lift maintenance and building insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





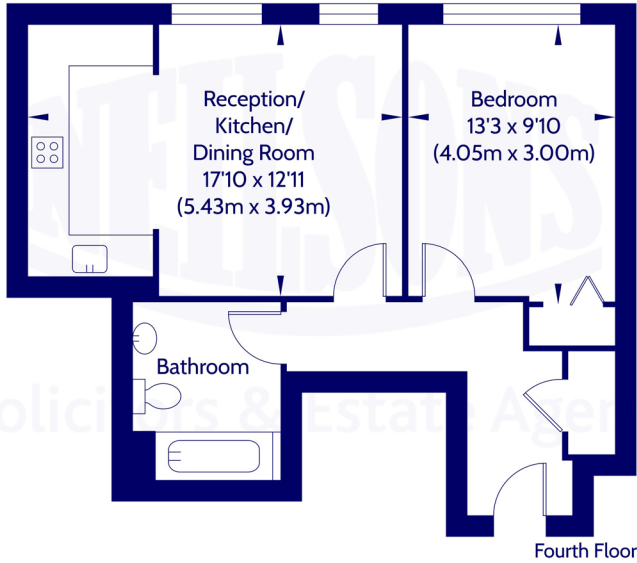
Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith and Inverleith. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 47.99 Sq M / 517 Sq Ft.



Fourth Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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