



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**25/13 Kingsburgh Crescent**

Granton, Edinburgh, EH5 1RU



# 25/13 Kingsburgh Crescent

This beautifully presented two-bedroom home in coastal Granton enjoys stunning sea views, modern interiors and spacious light-filled accommodation. The home boasts a sunny double-aspect, open-plan kitchen and reception area with balcony access, and two southwest-facing double bedrooms with wardrobes, with the principal benefiting from a stylish en-suite shower room with a heated towel rail. Completing the accommodation is a modern three-piece family bathroom. Outside the home, Kingsburgh Crescent residents benefit from access to well-maintained communal grounds, a secure bike store, private residents' parking and excellent local amenities, including Granton Beach, local cafes, restaurants, shops, transport links, and green space.

Factor: The development is factored by RMG Living with an approximate cost of £150 per quarter. The factor fee includes the cleaning, lighting and maintenance for all communal areas, as well as the block buildings insurance.

Extras: All fitted floor and window coverings, light fittings and integrated kitchen appliances will be included in the sale.

## Property Summary

- Sunny second-floor apartment in Granton
- Part of a contemporary development
- Secure entry system and lift access
- Lightly decorated throughout
- Entrance hall with storage
- South-facing living room/dining kitchen and balcony with sea views
- Main bedroom with southerly-aspect, an en-suite and wardrobe
- Second double bedroom with a wardrobe and southwest-facing window
- Modern family bathroom
- Well-kept communal grounds
- Allocated residents' parking plus on-street guest parking
- Secure bike store
- GCH and double glazing
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £235,000











South-facing living room/  
dining kitchen and balcony  
with sea views











Main bedroom with southerly-aspect, an en-suite and wardrobe, second double bedroom with a wardrobe and southwest-facing window









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**dream property!**



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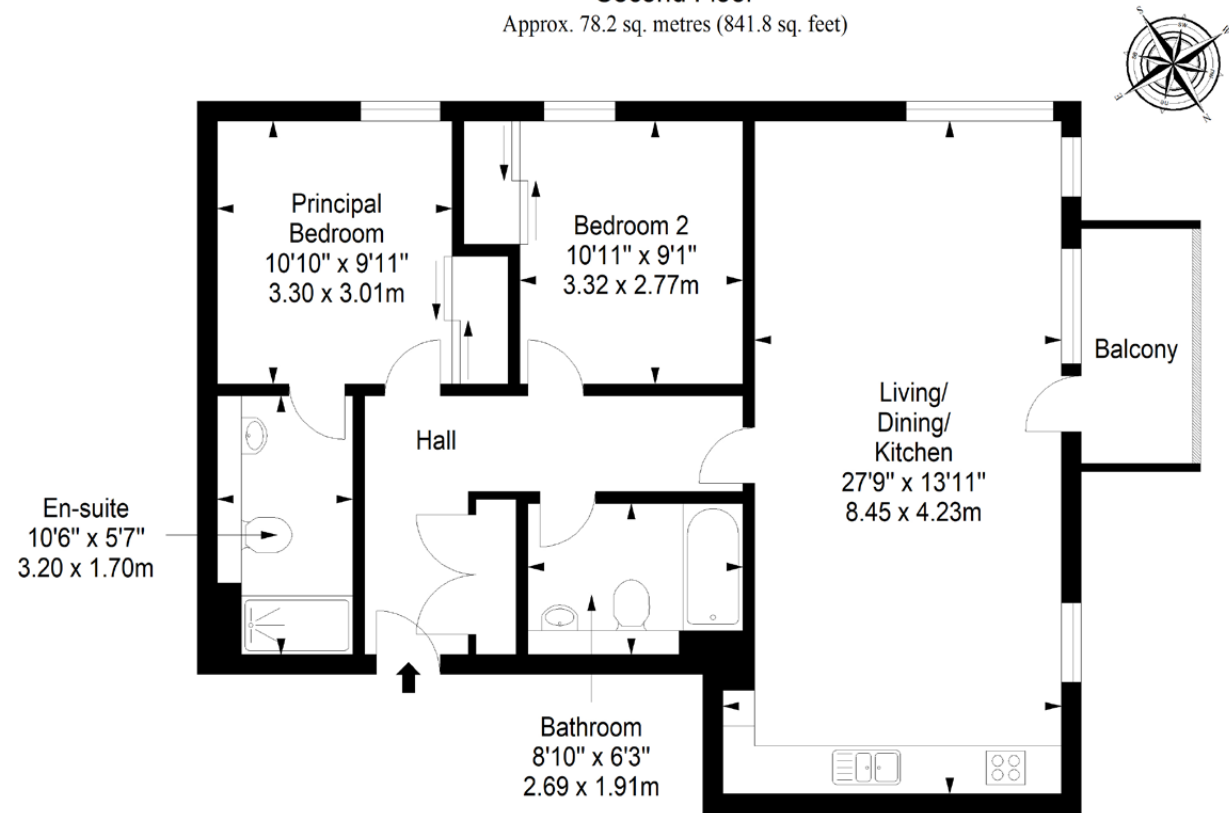
 **CHARTERED FIRM**

DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

**Second Floor**  
Approx. 78.2 sq. metres (841.8 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 sq. feet)