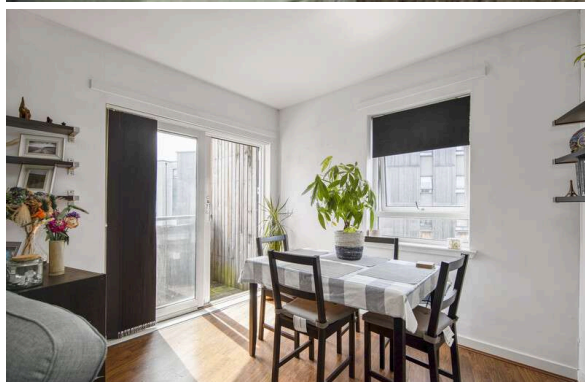




14/6 Colonsay Close
GRANTON | EDINBURGH | EH5 1BF


warners
solicitors & estate agents



14/6 Colonsay Close

GRANTON | EDINBURGH | EH5 1BF

An exciting opportunity has arisen to acquire this stunning two-bedroom apartment forming part of a modern development in the popular Granton district to the North of Edinburgh's city centre. The apartment has been decorated to a high standard and is offered to the market in true move-in condition. The Kitchen/living room currently comprises a fridge/freezer, washing machine, oven, gas hob and fan. There are also spacious living and dining areas, a balcony, two well proportioned bedrooms, both with built in wardrobes and completing the accommodation is the bathroom with double waterfall shower over the bath and a heated towel rail. Offering immense appeal to first-time buyers, couples and young families as well as holding excellent investment potential, early viewing is highly recommended to avoid missing out on this apartment.

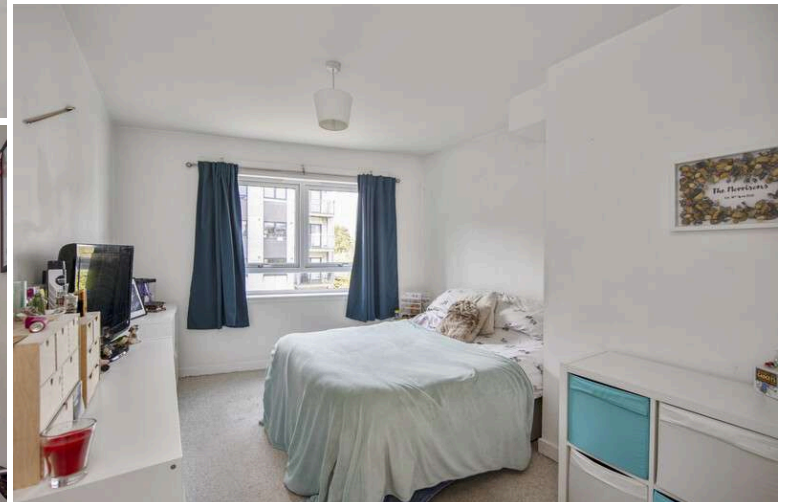
- Modern two-bedroom apartment with Balcony
- Fitted Kitchen and Spacious Living room
- Two bedrooms with built-in wardrobes
- Stylish bathroom
- Entrance hallway with storage cupboards
- Excellent local amenities
- Easy access to public transport links

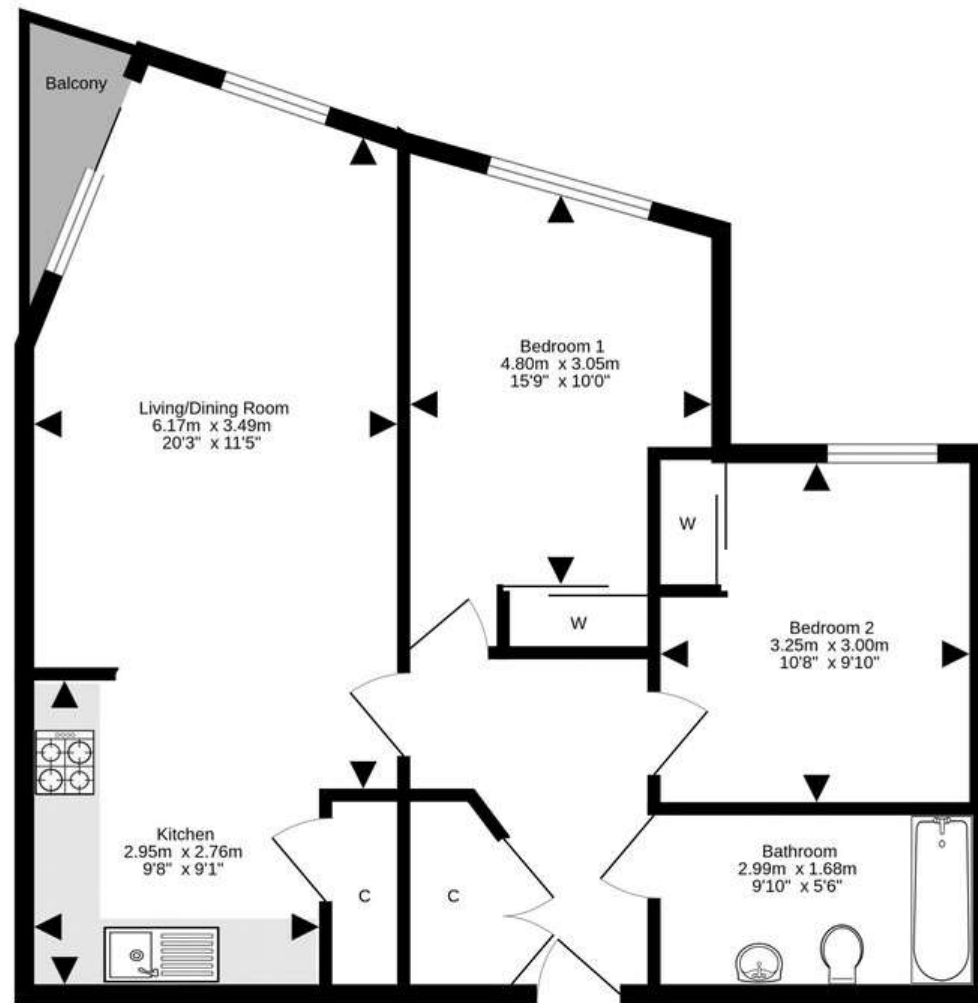
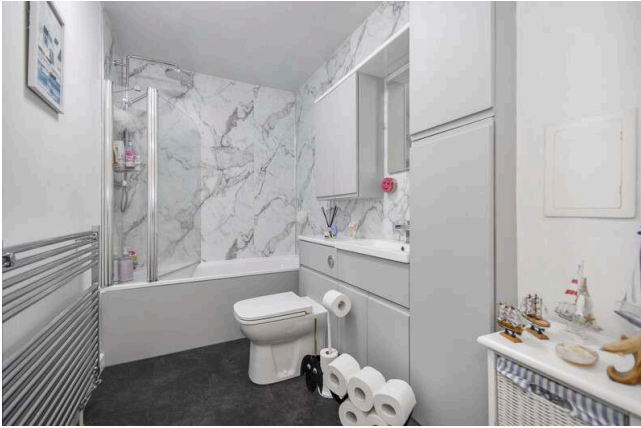
The curtains and blinds will be included in the sale of the property. EPC rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Granton area of Edinburgh, which lies approximately 3 miles to the north of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity including a Scotmid on Granton Road, Craighleith Retail Park (where a Boots and Marks & Spencers are located), Ocean Terminal shopping complex and a Morrisons supermarket on Ferry Road. Leisure facilities include sailing at Granton Harbour, the open spaces of Inverleith Park and the Royal Botanical Gardens and a cycle path leading to many areas of the city. The city centre is also easily accessible by car or public transport, where a wider range of amenities can be found. Schooling is well represented from nursery to senior level and the property is also ideally located for Telford College. Western General and Victoria Hospitals are also situated within nearby. An efficient public transport network operates to most parts of the town and surrounding areas and the city by-pass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc