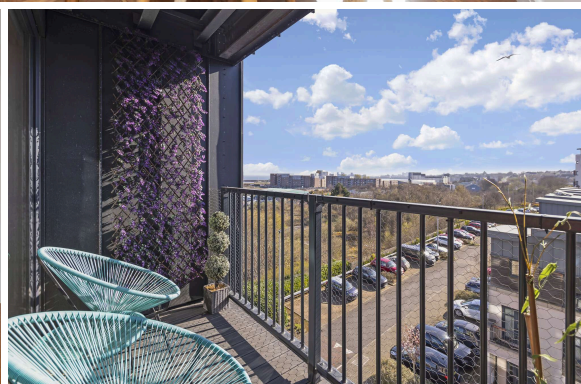




25/21 Kingsburgh Crescent
GRANTON | EDINBURGH | EH5 1RU

warners
solicitors & estate agents



25/21 Kingsburgh Crescent

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Beautifully presented fourth floor apartment forming part of a modern factored development boasting fabulous views south to the Forth, and east to the Pentlands. This bright and spacious apartment offers a welcoming hallway with security entry phone and storage, an open plan living/dining/kitchen fitted with modern floor and base units and range of integrated appliances and a fabulous south facing balcony with room for seating, perfect for al fresco drinks. The dual aspect principal bedroom is a generous double with a contemporary en-suite shower room with mains shower cubicle, and integrated storage. The second bedroom is also generously proportioned, both have stunning Forth views. The bathroom is fitted with a mains shower over bath and completes the accommodation. Further benefits are double glazing and district electric wet central heating throughout and a residents' car park with allocated parking space.

- Beautifully presented fourth floor modern apartment
- South facing balcony with views over the Forth
- South east Pentland views
- Open plan living/dining/kitchen with modern units and integrated appliances
- Two spacious bedrooms with Forth views
- Principal en-suite shower room and integrated storage
- Modern bathroom with mains shower over bath
- District electric wet central heating and double glazing
- Security entry phone system
- Residents' car park with allocated space

EPC Rating B

Council Tax Band D

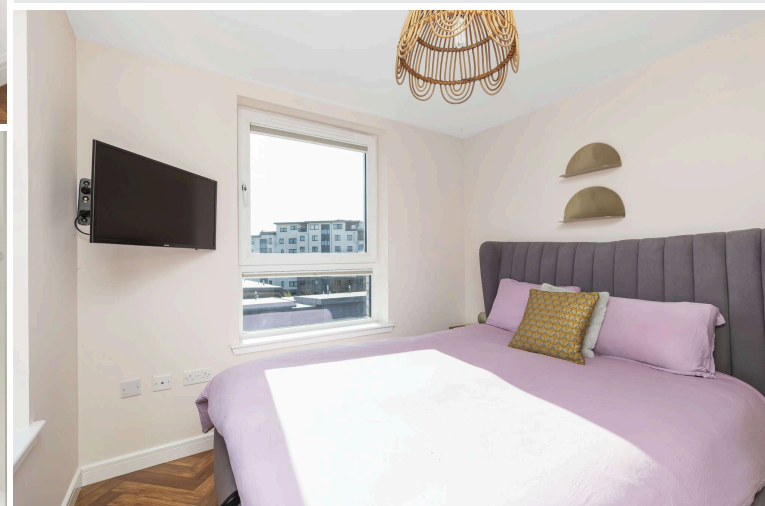
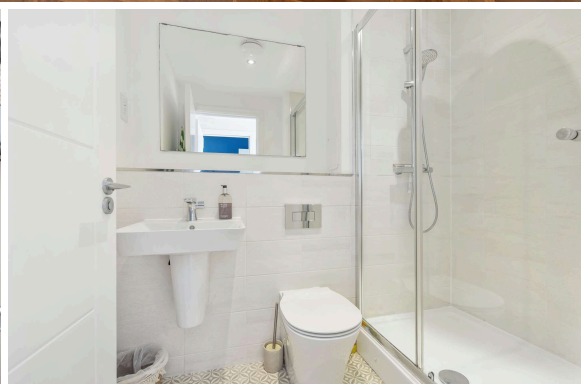
Factor Fees : RMG Scotland : Approximately £120 per month.

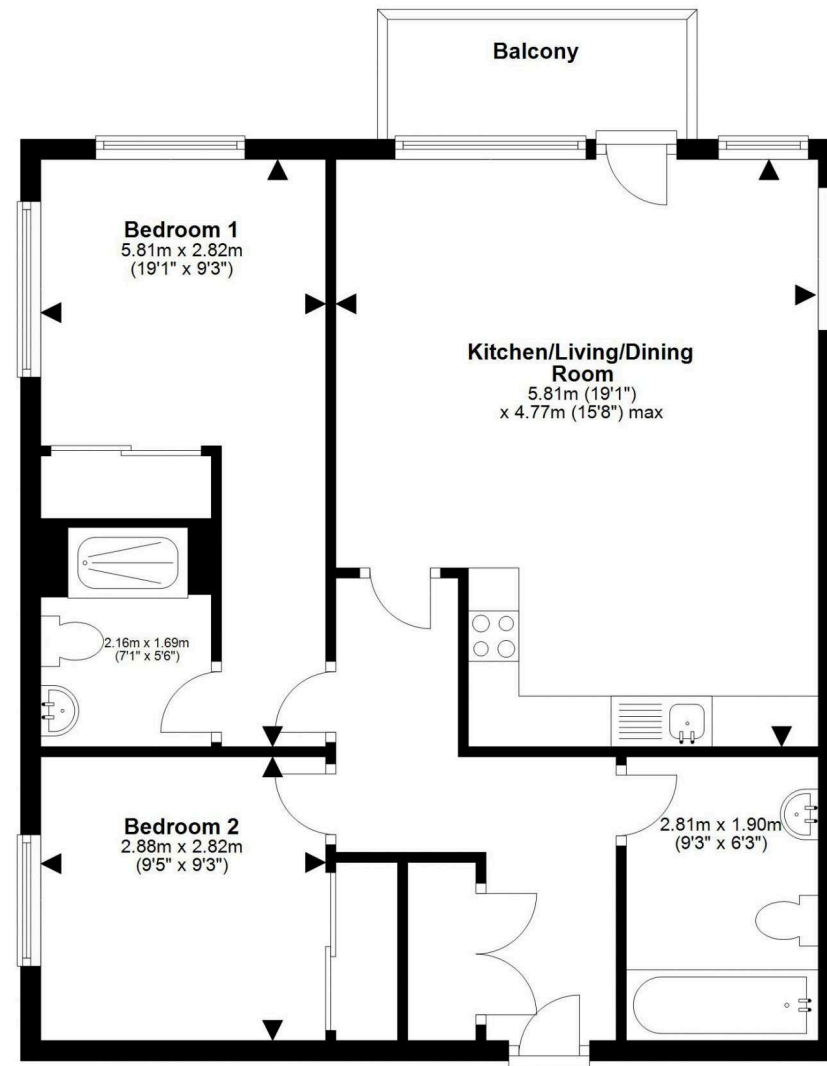
Extras include all blinds, integrated fridge/freezer, dishwasher and washing machine.

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



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 and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craighleith and Morrisons off the Ferry Road. 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 both 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.





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