



2/3 Kingsburgh Crescent  
GRANTON | EDINBURGH | EH5 1JF

  
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Well presented one bedroom, first floor flat forming part of a contemporary development in the much sought-after Granton area of Edinburgh, just a short walk from Granton Harbour. This lovely apartment has been tastefully decorated throughout and will make an ideal home or investment opportunity. The hallway welcomes you to the property and offers deep storage and security entry phone. The open plan living room and kitchen is spacious and bright. The kitchen is fitted with high gloss modern cabinets and a range of integrated appliances. The bedroom is a good sized double with built-in wardrobe storage, and a modern bathroom with electric shower over bath completes the accommodation internally.

- Well presented one bedroom first floor apartment
- Highly desirable location
- Spacious, open plan living room/kitchen
- Modern, well-appointed kitchen area
- Good sized double bedroom with integrated storage
- Bathroom with electric shower over bath
- Good storage options
- Double glazing
- Gas central heating
- On-street parking

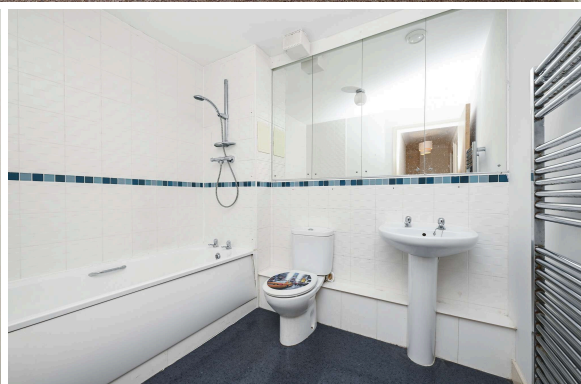
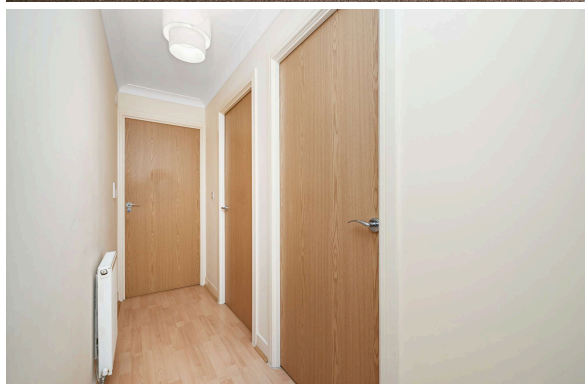
EPC C, Council tax C. Factor is managed by Charles White and costs around £400 per quarter, this covers, stair cleaning, maintenance of buildings and grounds and building insurance etc.

Extras included in this sale are blinds, fridge freezer, dishwasher and washing machine.

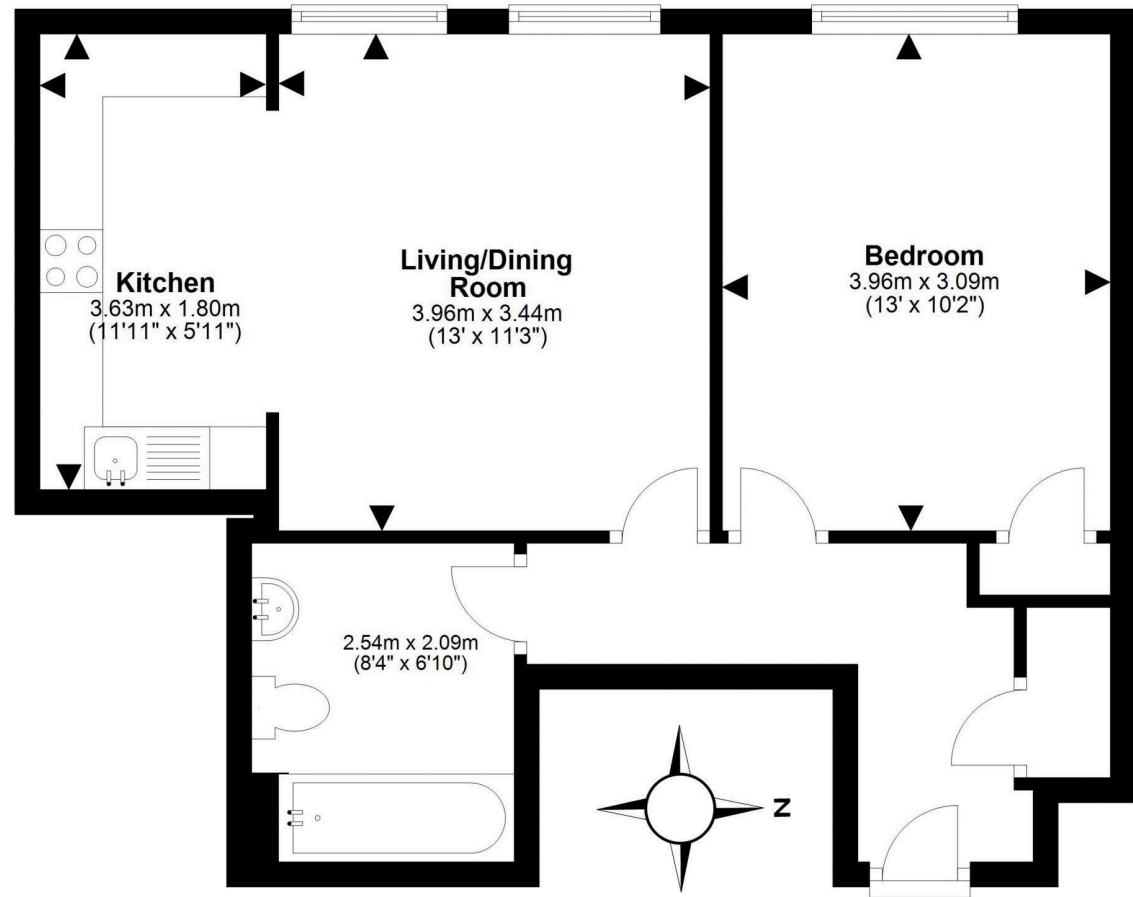
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.