



2/4 Kingsburgh Crescent  
GRANTON | EDINBURGH | EH5 1JF

  
**warners**  
solicitors & estate agents





## 2/4 Kingsburgh Crescent, Granton

GRANTON | EDINBURGH | EH5 1JF

Beautifully presented and ready to move into is this most appealing two bed first floor apartment boasting spacious, light filled accommodation within a fully factored development close to the scenic Forth waterfront, tram links in neighbouring Newhaven and the fashionable Shore area of Leith.

Viewing is highly recommended to appreciate this lovely flat, which has been nicely finished off throughout with a neutral tone palette. Plenty of natural light flows into the public room which has not only a window, but French doors opening out onto a Juliette balcony with a most pleasant outlook across the attractively landscaped communal gardens. Here you'll find more than ample floor space for relaxation, entertaining and dining. Lying just off this room, partly open plan, is a tucked away kitchen area offering a good range of fitted storage units. There are two west-facing double bedrooms, including a built-in wardrobe and en-suite facility off the principal bedroom, and a main bathroom. A deep cupboard off the entrance hall provides extra storage space.

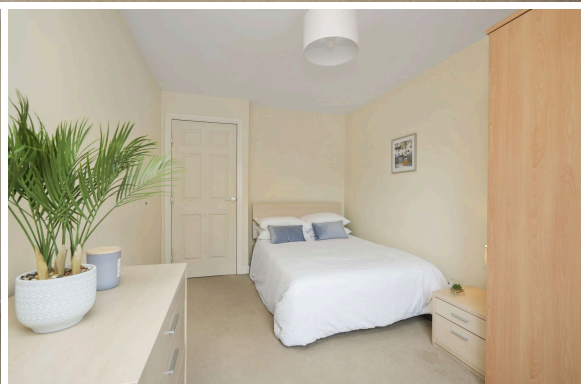
- Near Granton Harbour and Silverknowes Beach
- Superb transport links close at hand
- Stylish modern living
- Dual aspect living/dining room with French doors to Juliette balcony
- Well fitted kitchen area tucked away off the public room
- Principal double bedroom featuring en-suite
- Second double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Security entryphone system and lift
- Well kept communal garden
- Residents parking on street
- Energy Rating C and Council tax D
- Factor fee understood to be approx £286 per quarter

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

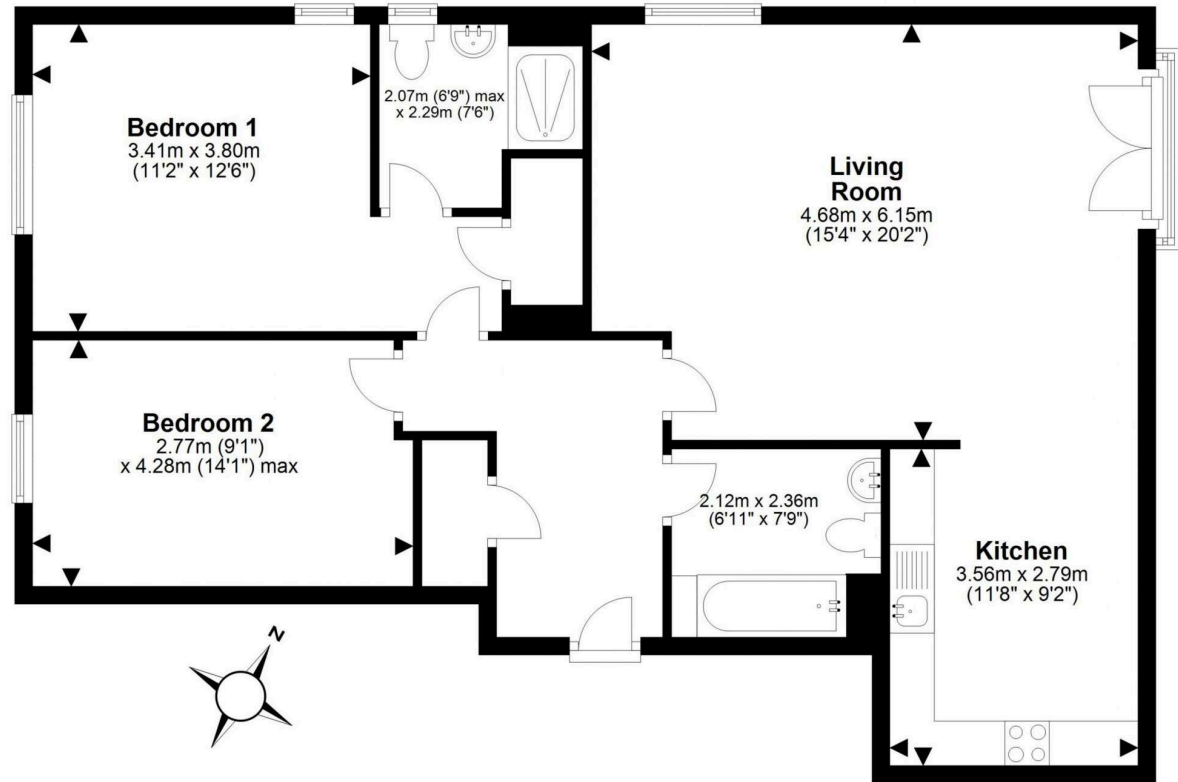


Curtains, light shades, large furniture and kitchen appliances all included in the sale.

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 Craigleith and Morrisons off the Ferry Road. More extensive facilities can be found at the Shore 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.