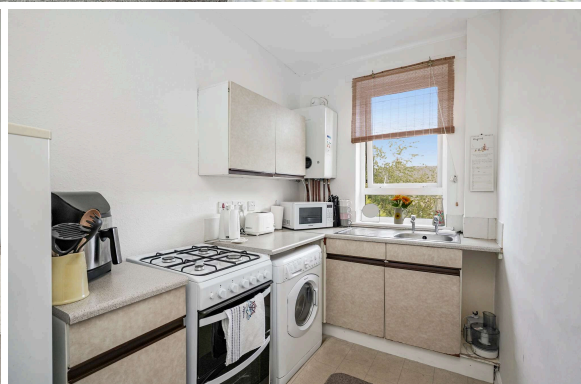




5/5 Royston Mains Place
GRANTON | EDINBURGH | EH5 1LH



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Set on an established residential street close to excellent amenities and within easy reach of Leith and Stockbridge, as well as the city centre, is this beautifully presented two bedroom second floor apartment with shared rear garden. Surrounded by quick transport links and pleasant walks this property will appeal to a variety of purchasers.

The accommodation comprises of a welcoming entrance hallway with security entry phone and storage, bright lounge with space for dining, and storage cupboard, kitchen fitted with floor and wall units with space for appliances overlooking the communal gardens, two good sized double bedrooms to the front and rear, the front bedroom with integrated storage, and completing the accommodation is the contemporary shower room with walk in mains shower and vanity sink unit. The property also benefits from gas central heating, double glazing and unrestricted on street parking.

- Beautifully presented two bedroom flat located in sought after area
- Welcoming hallway with security entry phone and storage
- Bright living/dining room with storage
- Fitted kitchen overlooking communal gardens
- Spacious bedrooms, one with storage
- Contemporary shower room with mains shower
- Gas central heating
- Double glazing
- Communal gardens
- Unrestricted on street parking

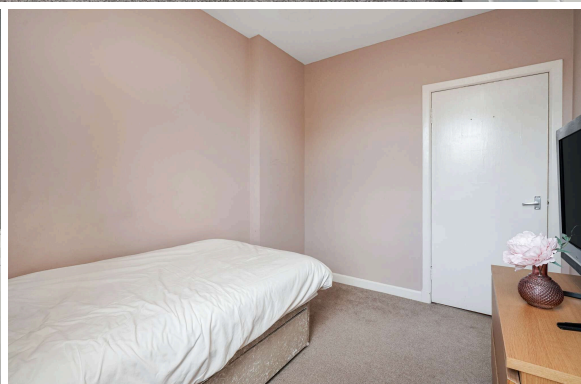
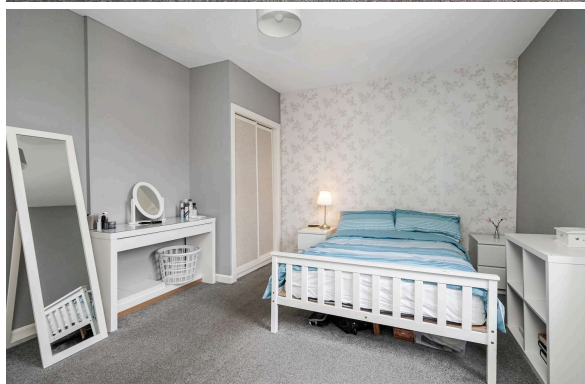
Energy Rating C, Council Tax Band A

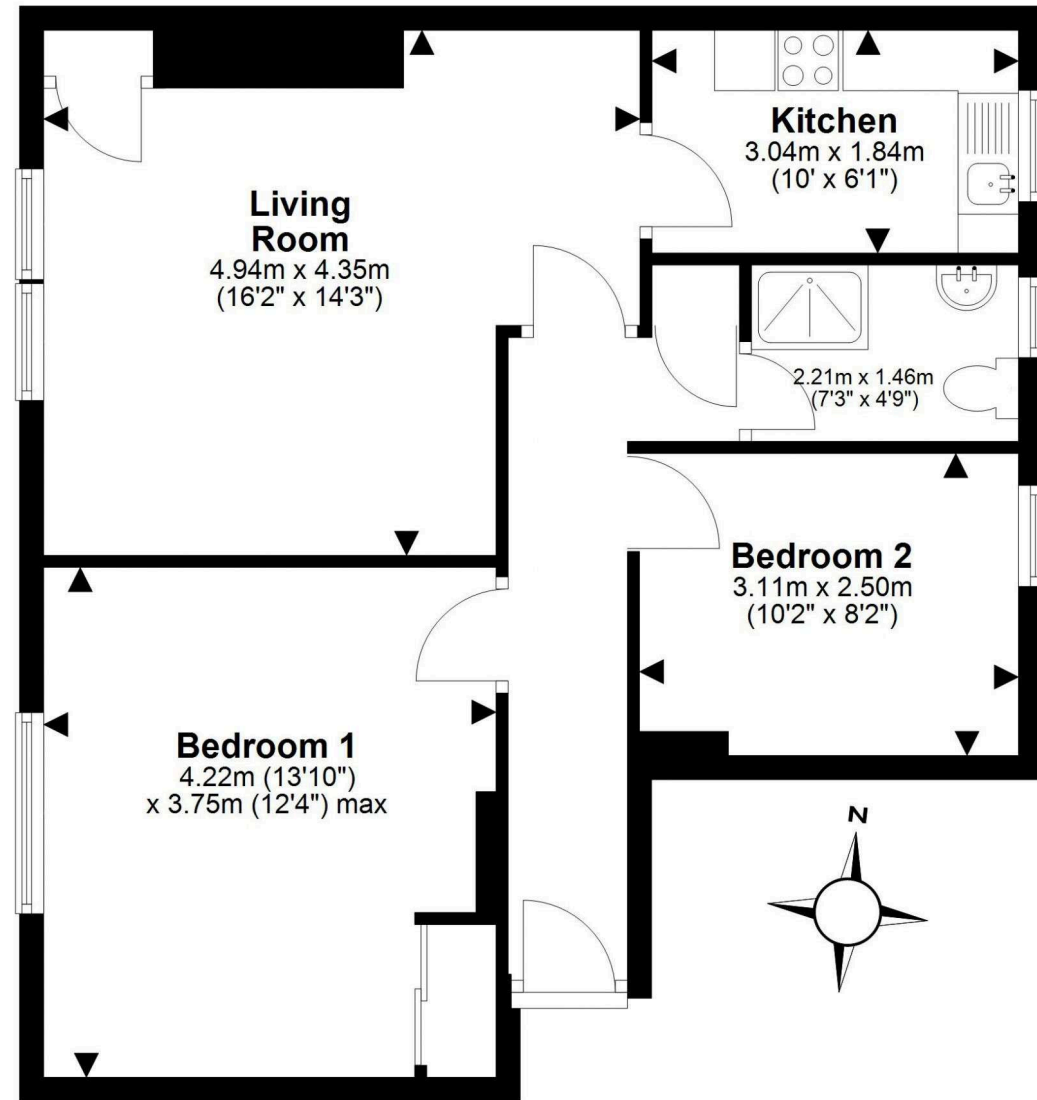
All fixtures, fittings, blinds, curtains, appliances and furniture are included in the sale.

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 Craigleith 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.