



5/5 Colonsay Close  
GRANTON | EDINBURGH | EH5 1BT

**warners**  
solicitors & estate agents





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Warners are pleased to present this beautifully presented two-bedroom flat, ideally situated within a highly sought-after modern development in Granton. Set within a modern building with the added convenience of secure underground parking, this property offers a perfect blend of contemporary style and everyday practicality.

The spacious, open-plan kitchen and living area create a bright, sociable environment ideal for modern living. The well-equipped kitchen features a range of high-quality units and integrated appliances, while the living area benefits from generous proportions and abundant natural light, making it the perfect space for relaxation or entertaining.

Both bedrooms are generously sized, providing plenty of room for free-standing furniture and additional storage. The property is completed by a stylish white three-piece bathroom suite, offering a clean, fresh feel. Additional features include double glazing, gas central heating, and access to well-maintained communal areas, enhancing the overall appeal of this attractive home.

This flat represents an excellent opportunity for first-time buyers, professionals, or investors seeking a stylish, low-maintenance property in a vibrant location.

- Modern 2-bed flat
- Open-plan kitchen/living area
- Well-equipped kitchen with integrated appliances
- Spacious bedrooms with room for furniture
- Secure underground parking
- Double glazing & gas central heating

EPC Rating B, Council Tax C

Factor with Hacking & Paterson, Verdant – North Reception, 2 Redheughs Rigg, South Gyle, Edinburgh EH12 9DQ. Approx. £150 per month.

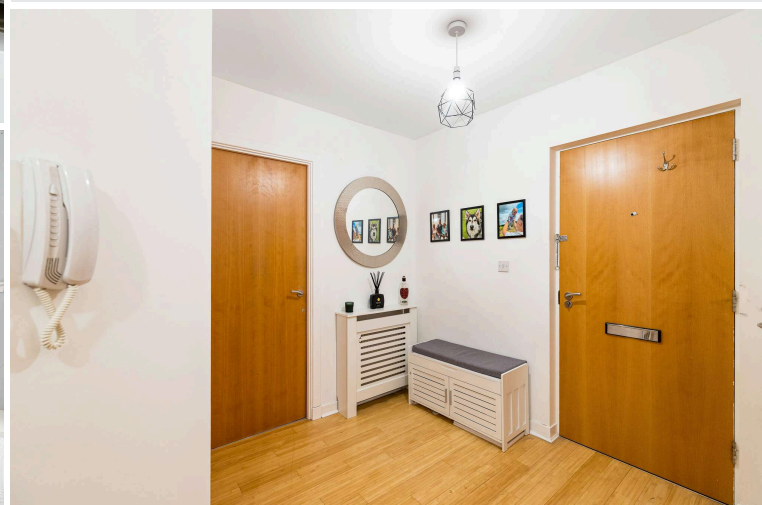
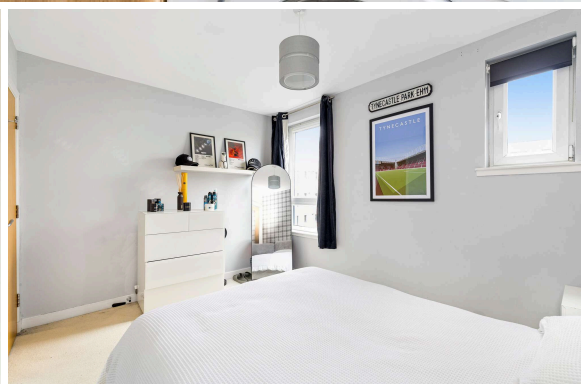
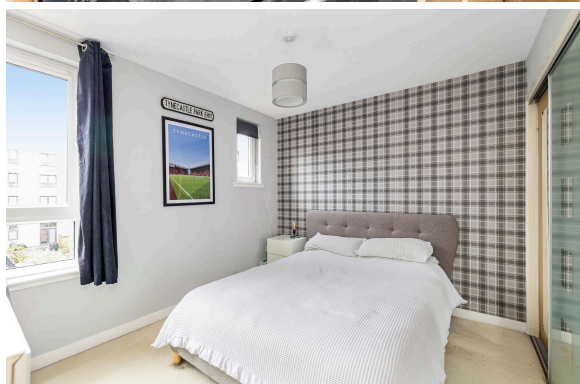
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



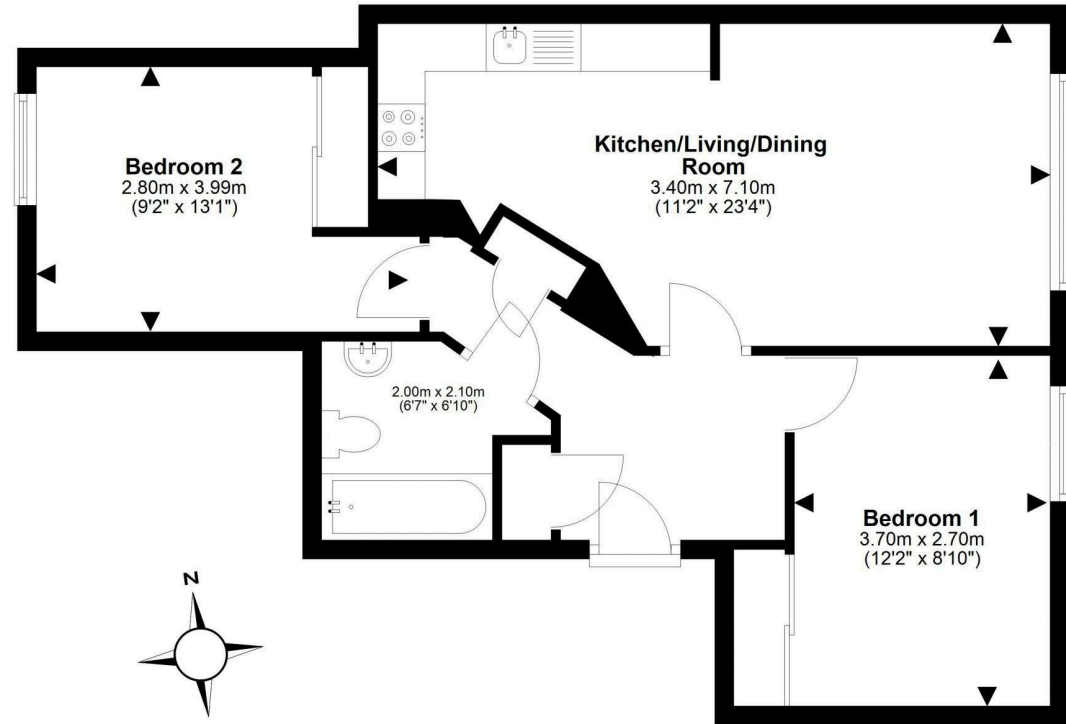
All fixture, fittings, integrated kitchen appliances and curtains will be included in the sale.

The King sized bed in the primary bedroom and the living room sofa may be available through separate negotiation.

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. There is also a direct bus to and from Edinburgh airport from right outside the property.







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.