



1/8 Colonsay Close
GRANTON | EDINBURGH | EH5 1BT


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Ideally situated within a highly sought-after modern development in Granton, this well-presented two-bedroom apartment offers a superb opportunity for a range of buyers seeking contemporary living in a convenient coastal setting.

Set within a modern building with the added benefit of secure underground parking, the property combines comfort, practicality and modern style. Residents also enjoy the peace of mind of a secure entry system and well-maintained communal areas.

The accommodation is thoughtfully arranged around a welcoming central hallway with useful storage. To the front, a bright and spacious living room provides an excellent space for both relaxing and entertaining. The separate kitchen is well laid out with ample worktop and storage space, making it ideal for everyday cooking.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobe storage, offering comfortable accommodation for residents, guests, or those working from home. The property also features a bathroom with bath and wash hand basin, along with a separate WC, adding additional convenience for modern living. Further benefits include excellent internal storage, double glazing and the practicality of underground resident parking.

The development is ideally placed for easy access to local amenities, green spaces and waterfront walks, while also offering straightforward connections to the city centre and surrounding areas.

Overall, this is a stylish and practical home in a popular modern development, perfectly suited to first-time buyers, professionals, downsizers or investors alike.

- Sought-after modern development in Granton
- Bright, spacious living room
- Two double bedrooms with storage
- Separate kitchen
- Secure entry system
- Secure underground parking
- Energy rating C. Council Tax band C.



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

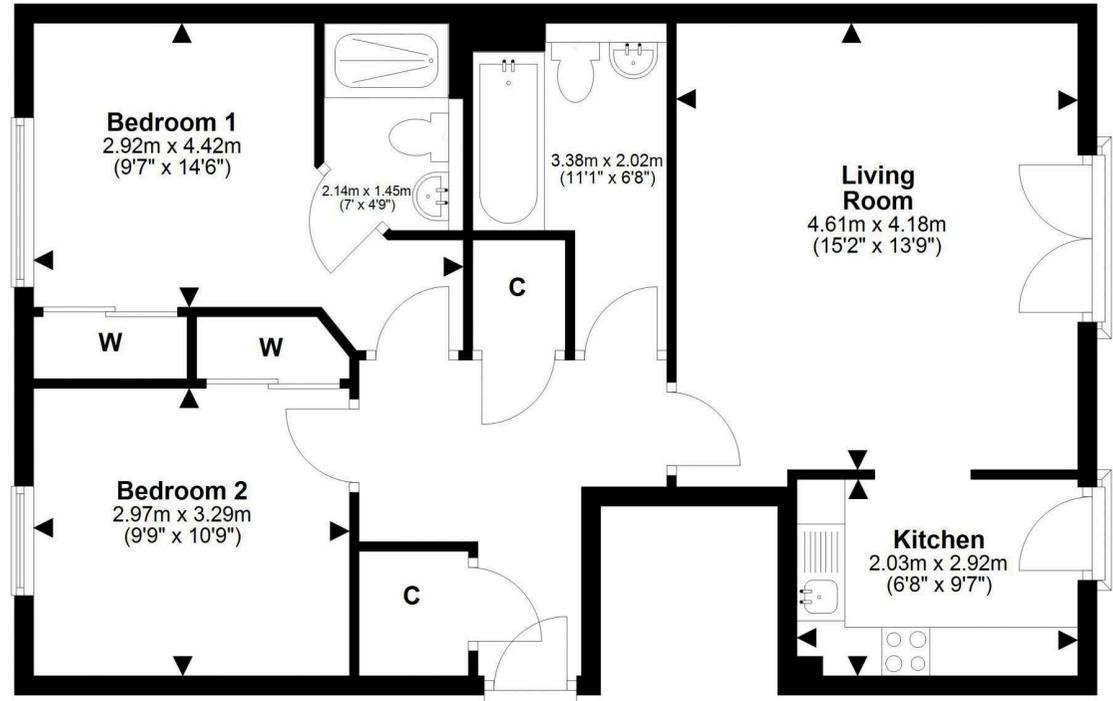


Included in the sale will be all blinds and curtains, the fridge and freezer. The washing machine and some items of furniture will be available by separate negotiation.

Factor Fee: Current charges are £139 per month. Deposit of £300 held.

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.