



14/5 Colonsay Close
GRANTON | EDINBURGH | EH5 1BF


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An exciting opportunity has arisen to acquire this stunning three-bedroom second floor apartment forming part of a modern development in the popular Granton district to the North of Edinburgh's city centre. The apartment has been decorated to a high standard and is offered to the market in true move-in condition. The Kitchen/living room currently comprises a fridge/freezer, dishwasher, the boiler cupboard, oven, induction hob and fan. There are also spacious living and dining areas, a balcony, three well-proportioned bedrooms, with built in wardrobes and the master benefitting from double aspect views. Completing the accommodation is the shower room with walk in waterfall shower and a heated towel rail. The property also benefits from well-kept communal grounds and residents parking. Offering immense appeal to first-time buyers, couples and young families as well as holding excellent investment potential, early viewing is highly recommended to avoid missing out on this apartment.

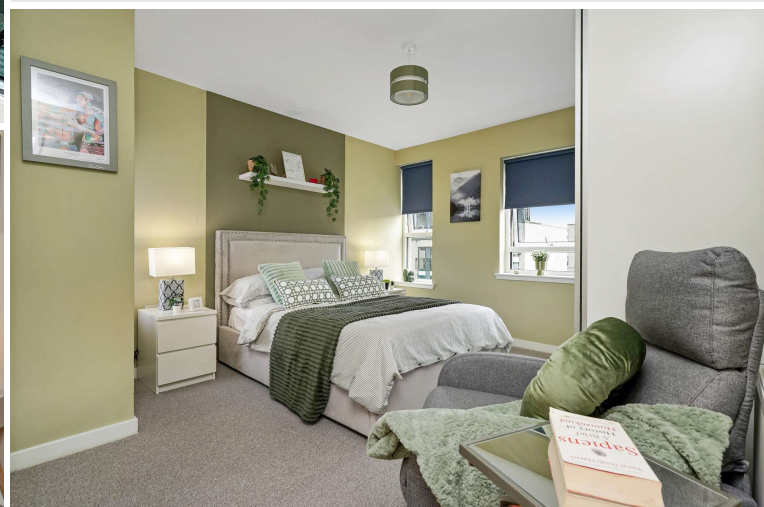
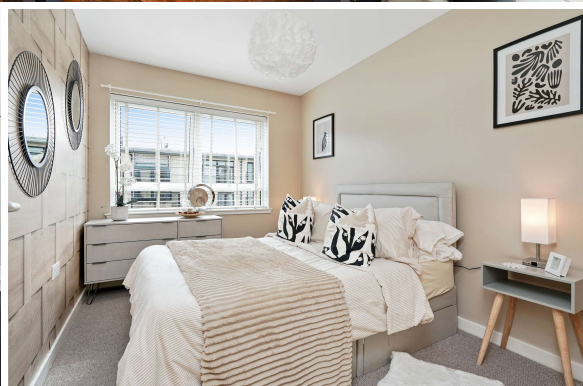
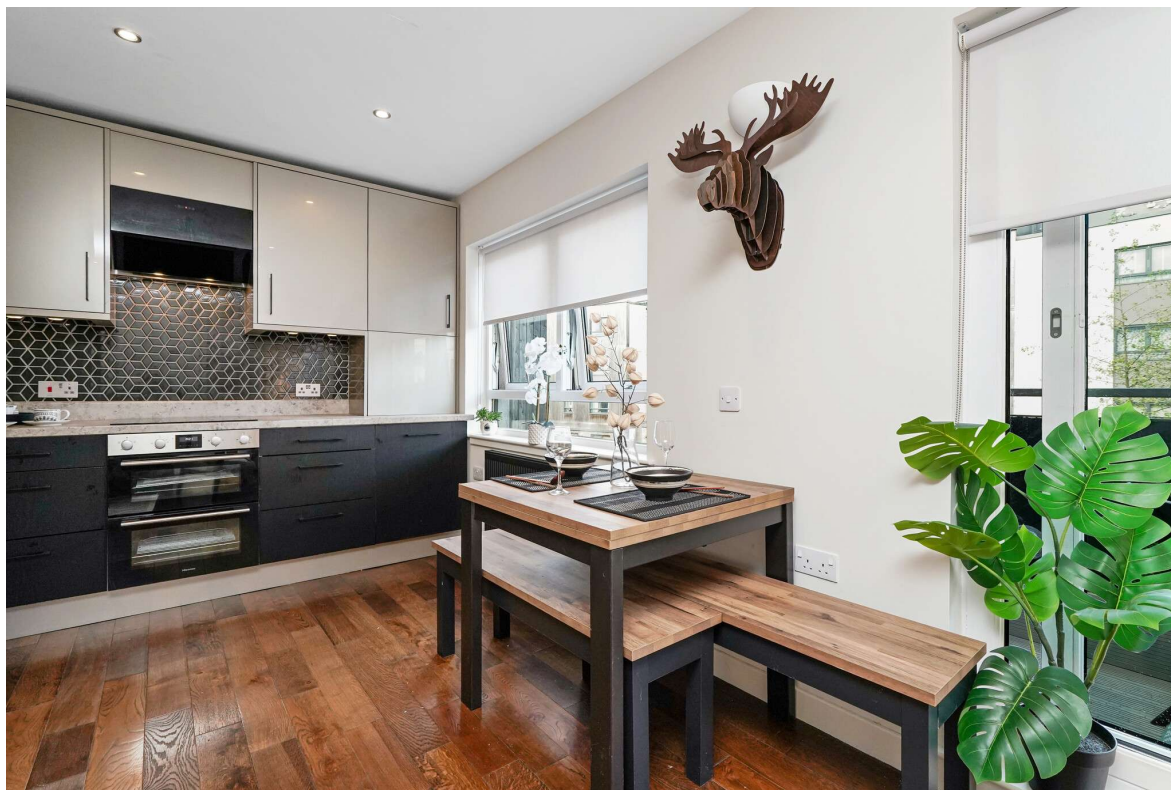
- Modern three-bedroom apartment with Balcony
- Fitted Kitchen and Spacious Living room
- Three bedrooms with built-in wardrobes, one with double aspect views
- Stylish shower room
- Entrance hallway with storage cupboards
- Lift and secure entry
- Excellent local amenities
- Easy access to public transport links
- Communal grounds and secure underground residents' parking

Energy Rating B. Council Tax band D

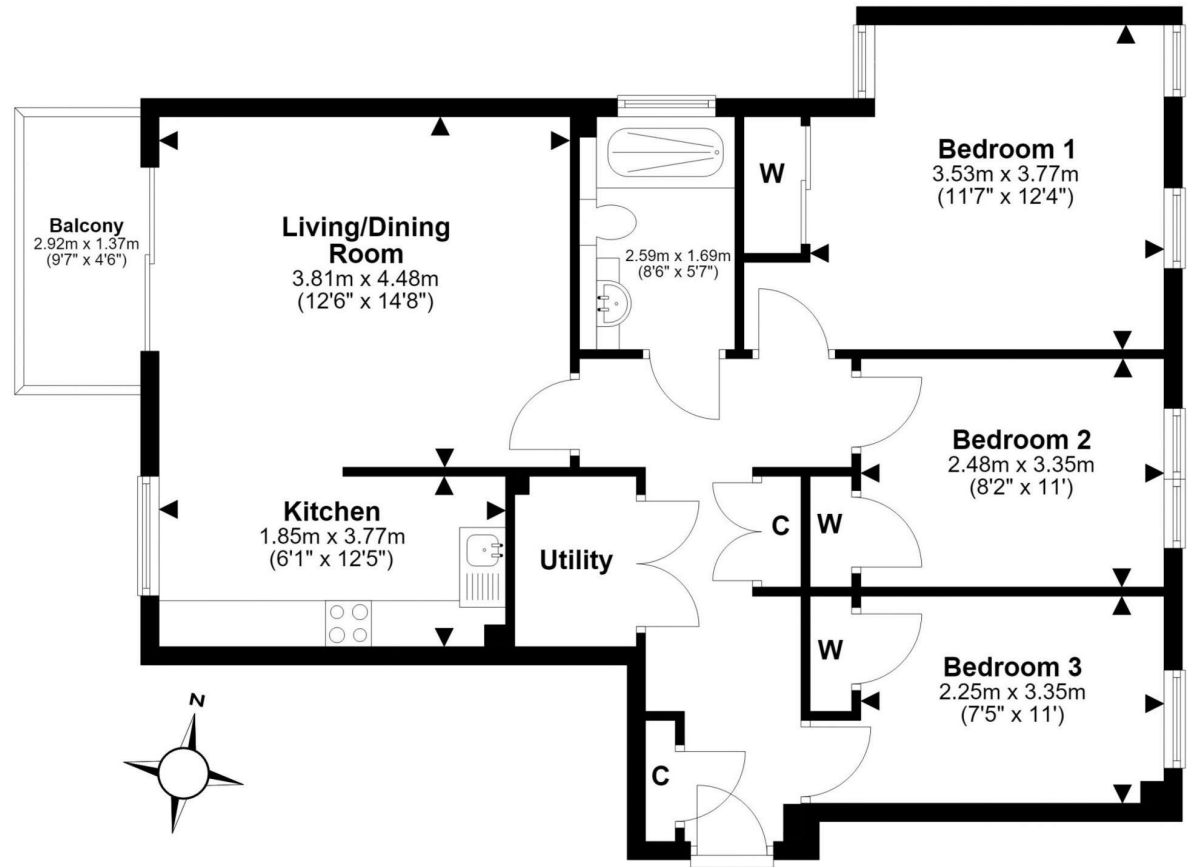
Included in the sale will be the blinds, lamps, washing machine, tumble dryer, fridge freezer and free-standing wardrobe.

Factor fee of £184 per month, approx.

PRICE & VIEWING: Please refer to our website, 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, Craigmile 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.



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.