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Offers Over

£195,000

8/1 Colonsay View

Granton | Edinburgh | EH5 1FH

This beautifully presented three-bedroom ground-floor flat offers bright, contemporary accommodation with a generous private balcony, secure underground parking and access to an attractive communal courtyard. Conveniently located in Granton, close to excellent transport links and amenities, the property would be ideal for first time buyers or professionals.

-  3 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Underground parking
-  Private balcony & shared courtyard
-  EPC Rating – B
-  Council Tax Band – D



Description

The property is approached via a secure entry system and opens into a welcoming hallway with useful built-in storage. The spacious reception room features an electric fireplace and direct access onto a large balcony, providing an excellent extension to the living space. The reception area flows into a newly fitted modern open-plan kitchen, centred around a stylish island with hob. The kitchen is comprehensively equipped with an oven, integrated microwave, integrated fridge/freezer, dishwasher and washing machine, creating a practical and sociable space for everyday living and entertaining. There are three bedrooms. The principal double bedroom benefits from its own en-suite shower room, while the second double bedroom is currently arranged as an additional lounge, offering excellent flexibility as either a bedroom or further reception space. The third bedroom is a single and would also lend itself well to use as a home office or study. A separate family bathroom completes the accommodation. Further benefits include gas central heating and double glazing.



Extras

The integrated kitchen appliances, window blinds and light fittings shall be included in the sale.

Parking, Courtyard and Factor

The property benefits from secure underground parking and, in addition to the private balcony, there is an attractively landscaped communal courtyard. The building and grounds are maintained by James Gibb Factors at a cost of approximately £150 per calendar month, which includes the buildings insurance.

Viewing

Please contact Neilsons on 0131 625 2222.

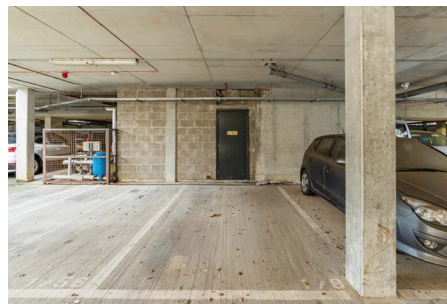




Location

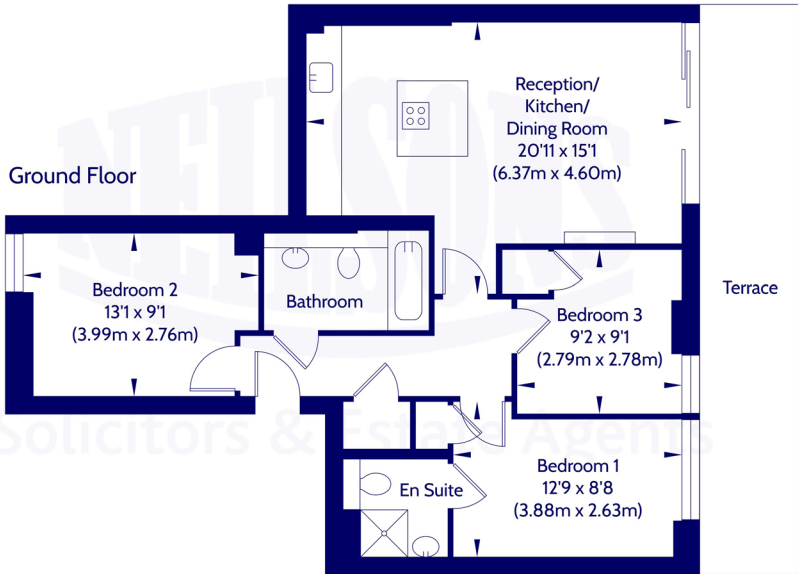
The property is situated in the popular Granton district of Edinburgh, to the north of the city centre and close to the shores of the Firth of Forth. The area is particularly appealing for its wealth of outdoor space, with scenic waterfront walks and Wardie Bay nearby, a popular local spot for coastal walks, sea swimming and enjoying views across the Forth. Adding to Granton's growing appeal is The Pitt at Granton Shore, a vibrant neighbourhood destination bringing together independent food and drink vendors, live entertainment and community events in a lively waterfront setting.

Granton itself offers a selection of local shops and everyday amenities, with a wider range of shopping, dining and leisure facilities available in neighbouring Leith and Inverleith. Ocean Terminal is also within easy reach, offering high-street retailers, leisure facilities and a multi-screen cinema. The area is well served by frequent bus services, providing convenient connections to Edinburgh city centre and surrounding districts. For those travelling by car, the City Bypass is within comfortable driving distance, providing onward links to Edinburgh Airport and central Scotland's principal road network.





Approx. Gross Internal Floor Area 69 Sq M / 738 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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