NEILSONS

Solicitors & Estate Agents



Fixed Price

£165,000

1/5 Colonsay Close

Granton | Edinburgh | EH5 1BT

An excellent opportunity has arisen to acquire this superb and well-presented two bedroom second floor flat forming part of an established modern development in Granton, close to brilliant amenities and commuting links. With secure underground parking and a lift in the building for easy access, this property will undoubtedly appeal to first-time buyers, professionals and investors.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Lift Access
- Allocated Parking
- Communal Gardens
- EPC Rating – B
- Council Tax Band - C



Description

The accommodation comprises a secure entry system, with lift and stair access to all floors, leading to a welcoming entrance hallway with useful storage. The bright and spacious reception room offers an inviting living space and is open plan to a modern fitted kitchen, complete with a range of wall and base-mounted units and appliances. There are two well-proportioned double bedrooms, both benefiting from mirrored fitted wardrobes, and a contemporary bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing.





Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine and integrated fridge/freezer.

Gardens & Parking

The attractive communal landscaped courtyard is well maintained with potted shrub and flowerbeds. There is secure underground parking with allocated space and further unrestricted on-street parking available within the surrounding area.

Factor

The development is factored by Hacking & Paterson at an approximate monthly cost of £150. This fee covers the maintenance of the communal grounds, lift maintenance and buildings insurance for the block.

Viewing

By appointment through Neilsons (0131 625 2222).









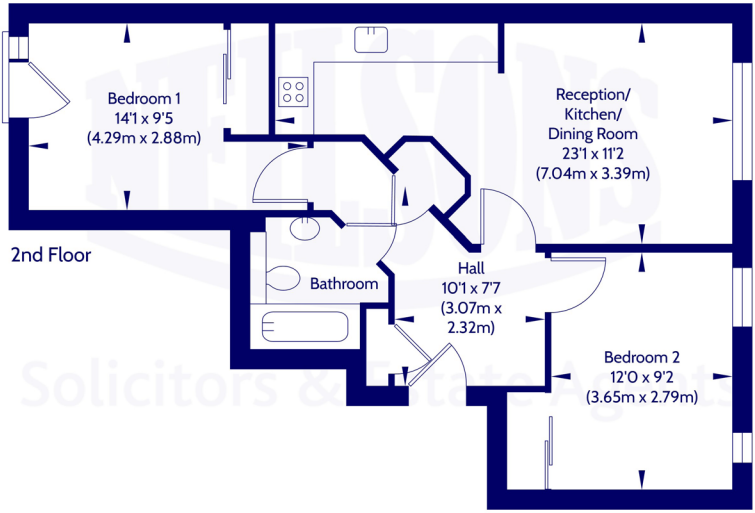
Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym a short walk from the property. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 56 Sq M / 600 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.

NEILSONS

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Our Services:

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- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

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