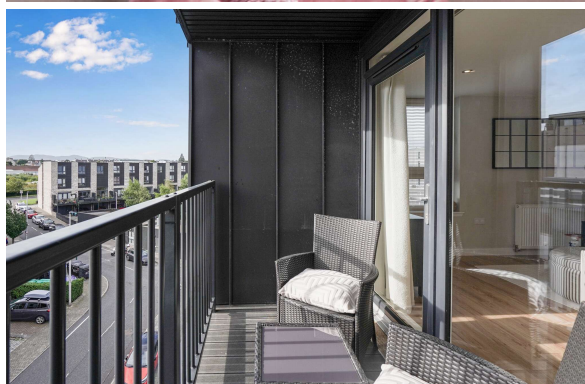




25/22 Kingsburgh Crescent
GRANTON | EDINBURGH | EH5 1RU


warners
solicitors & estate agents



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Warners are delighted to present to the market this immaculately presented two bedroom fourth floor flat, situated within a popular modern development at Kingsburgh Crescent, Granton. Offering bright, spacious and well-proportioned accommodation, the property is presented in true walk-in condition and will undoubtedly appeal to first-time buyers, couples and buy-to-let investors alike.

The accommodation comprises a welcoming entrance hallway with useful storage, leading through to an impressive open-plan living room and kitchen. The generously proportioned living space benefits from excellent natural light, while the modern fitted kitchen provides a good range of wall and base mounted units, integrated appliances and ample preparation space. A door leads directly to the private balcony, providing a pleasant outdoor area.

There are two well-proportioned double bedrooms, with both rooms benefiting from built-in wardrobe storage. The principal bedroom is particularly spacious including an ensuite bedroom, while bedroom two offers excellent flexibility for use as a guest room, home office or child's bedroom.

Completing the accommodation is a contemporary bathroom with a white suite, shower over the bath and useful vanity/storage provision. Further benefits include gas central heating, double glazing, excellent storage and residents' car parking.

Kingsburgh Crescent forms part of a popular residential development in Granton, with a range of local amenities close by and excellent transport links providing easy access to Edinburgh city centre and surrounding areas.

- Immaculately presented – true walk-in condition
- Spacious two-bedroom fourth floor flat
- Bright open-plan living room/kitchen
- Private balcony
- Residents' allocated car parking space.
- Popular Granton location with excellent transport links.

Energy Rating C. Council Tax D.

Factor payable to aboveboard factors, £200 "float" deposit, approx charges £350 per quarter or £85 per month

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



All fixture, fittings, integrated kitchen appliances, washing machine and blinds will be included in the sale.

Located on Edinburgh's waterfront, Granton is based around a picturesque, historic harbour. Various transport routes pass through the area, and nearby Newhaven features access to the Edinburgh Tram network, running all the way to the airport. Newhaven also has its own harbour, as well as some fantastic eateries and an ASDA supermarket. Ocean Terminal is located a short distance further to the east, while additional shopping facilities include a Morrisons on Ferry Road and Sainsburys at Craigmile Retail Park, a little further afield.

Leisure facilities nearby include the David Lloyd Health Club and Ainslie Park Leisure Centre, as well as access to Edinburgh's cycle path network, leading throughout the city. Inverleith Park and the Royal Botanic Garden are within easy reach to the north, while Cramond is a pleasant walk or cycle to the east. Schooling is available from nursery to senior level and Edinburgh College is close by. Ferry Road offers straightforward road links out of the city, to the Bypass, M8, and Queensferry Crossing.

