

ELP Arbuthnott McClanachan
solicitors & estate agents

11/3 COLONSAY CLOSE

Granton, Edinburgh, EH5 1BT

Well-presented and spacious

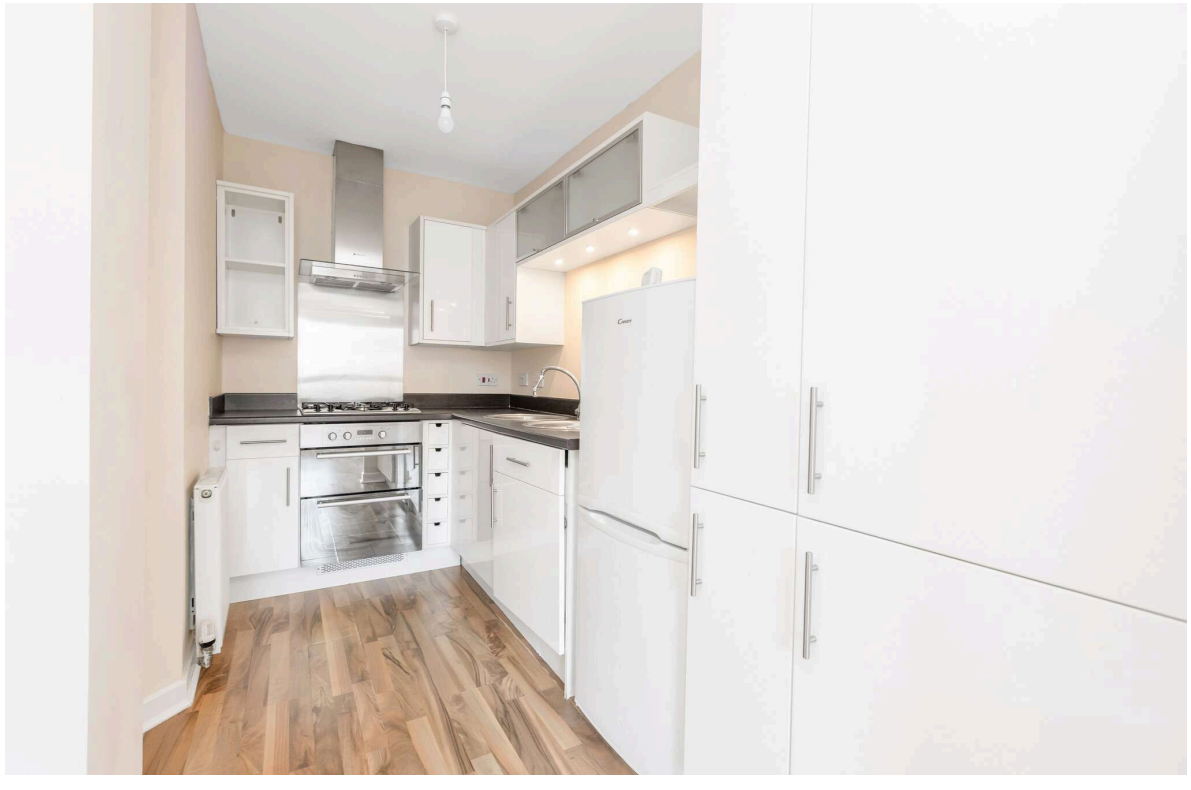
Two-bedroom, first floor flat

Situated in the popular Granton area of Edinburgh, this well-presented first floor flat offers bright, spacious accommodation in walk-in condition. The property is accessed via a well-maintained communal entrance, providing access to each floor. Inside, the welcoming hallway benefits from two useful storage cupboards, providing practical space for everyday essentials. The heart of the home is the lovely bright and spacious open-plan kitchen and living room, offering an excellent space for family living. The kitchen is fitted with a good range of modern units and appliances, while there is ample room for both comfortable seating and a dining table. The room enjoys a pleasant outlook over the communal grounds, adding to the light and airy feel. The generously proportioned principal bedroom features a fitted wardrobe and glazed doors opening onto a Juliet balcony, creating an attractive feature and allowing plenty of natural light into the room. The second bedroom is a single room, ideal for use as a child's bedroom, nursery or home office. The bathroom is fitted with a bath and overhead shower, complemented by attractive wall tiling and flooring. Additional features include useful shelving and a radiator. Externally, the property benefits from well-kept communal grounds featuring a variety of mature trees and attractive raised beds, providing an appealing outdoor setting. Access to the underground car park is conveniently located to the side of the building and this property has one allocated space. This appealing flat would make an ideal home for first-time buyers, professionals or those seeking a manageable property in a popular Edinburgh location.

Key Features

Communal entrance
Open plan kitchen/living room (virtually staged)
Two bedrooms (one has been virtually staged)
Bathroom
Gas central heating
Double glazing
Communal grounds
Allocated underground car parking space
Factored by Hacking and Paterson - approx. £139 per month and includes maintenance of common areas and buildings insurance. £300 deposit held.









Granton

Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour, coastal walks and nearby parks. Shopping is well catered for locally and there is an ASDA at Newhaven, a Sainsbury at Craigleith and Morrisons off 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 scenic 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 and tram service operates to the city centre and surrounding areas and there is quick access to the Queensferry Crossing and city bypass.

Extras

All fitted floor coverings, light fittings, double oven, hob, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

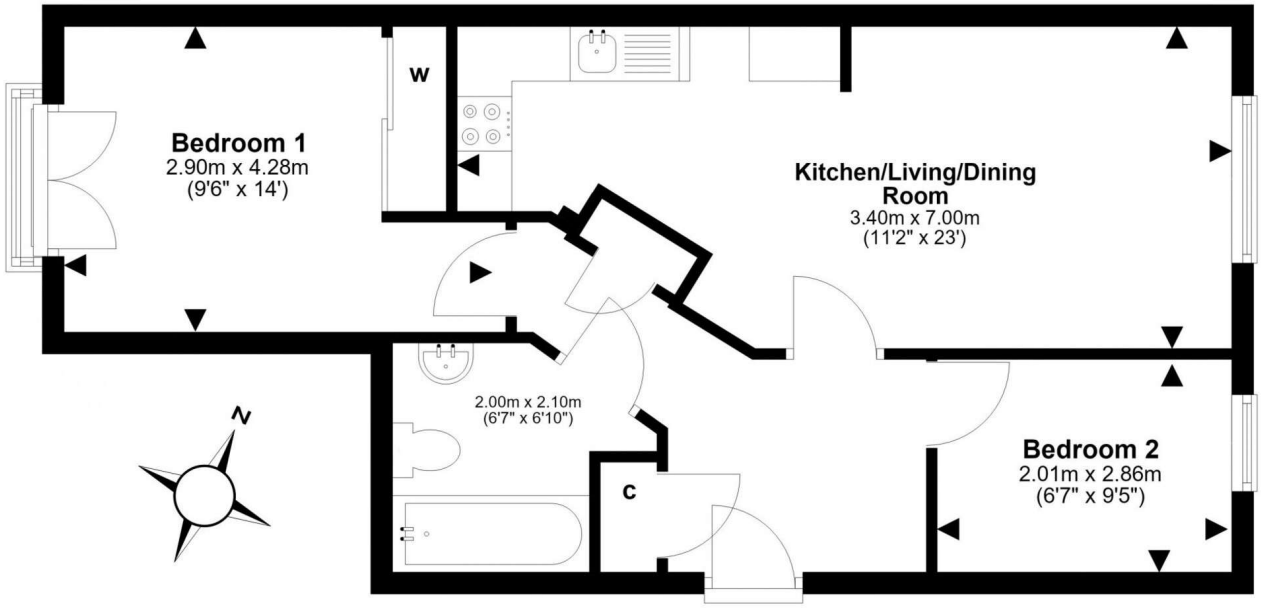
£180,000

EPC Rating

B

Tenure

Freehold



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.





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