



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**25/16 KINGSBURGH CRESCENT**

Granton, Edinburgh, EH5 1RU





Forming part of a stylish modern development, this two-bedroom third-floor apartment is an impressive residence located near the Firth of Forth in popular Granton. It is finished to high standards throughout, incorporating modern neutral interiors and quality fixtures and fittings. Furthermore, the property offers sociable open-plan living with a well-appointed kitchen, a modern en-suite and family bathroom, and a private balcony from which to enjoy the elevated views. The property has private parking, and is sure to appeal to a wide demographic, especially amongst professionals and couples, with close proximity to transport links.

Extras: two-way thermal efficient blinds, an integrated washer/dryer, slimline dishwasher, fridge/freezer, oven, hob, and extractor hood, and the large bathroom cupboard to be included. Please note, no warranties or guarantees shall be provided as these items are to be left in a sold as seen condition.

## FEATURES

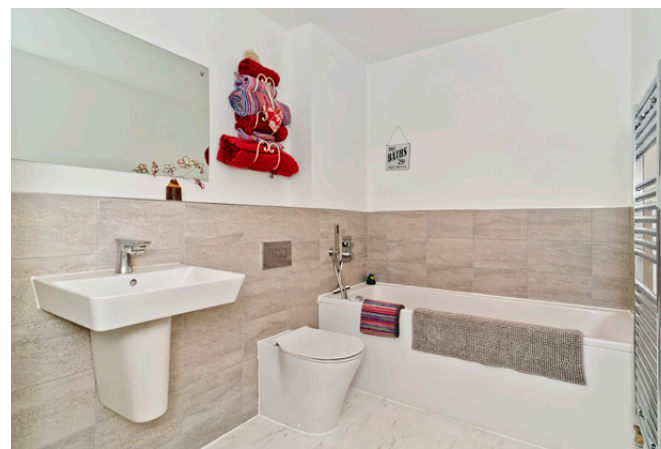
- A stylish third-floor apartment in Granton
- Part of a sought-after development
- Elevated views to the Firth of Forth
- Secure entry system and lift service
- Hardwood oak floors throughout
- Entrance hall with cloak cupboard
- Open-plan kitchen/living/dining room
- Contemporary integrated kitchen
- Southeast-facing private balcony
- Two double bedrooms with wardrobes
- Quality en-suite shower room
- Family bathroom with handheld shower
- Well-maintained communal garden grounds
- Private allocated parking and shared bike store
- EPC Rating – B
- Council Tax Band – D

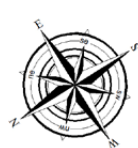




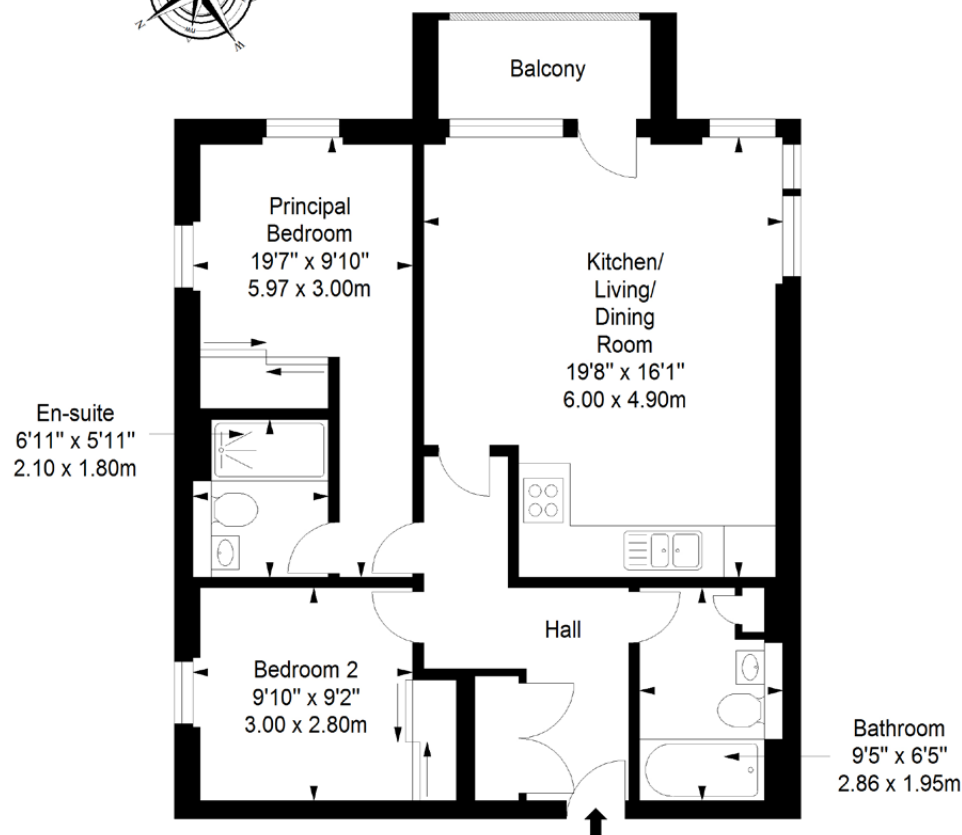


“ELEVATED VIEWS TO  
THE FIRTH OF FORTH,  
SOUTHEAST-FACING  
PRIVATE BALCONY &  
TWO DOUBLE BEDROOMS  
WITH WARDROBES”





**Third Floor**  
Approx. 72.3 sq. metres (778.3 sq. feet)



Total area: approx. 72.3 sq. metres (778.3 sq. feet)

GILSONGRAY.CO.UK

**EDINBURGH**

29 Rutland Square  
EH1 2BW  
0131 516 5366



**GLASGOW**

160 West George Street  
G2 2HQ  
0141 530 2021



**EAST LOTHIAN**

33 Westgate  
EH39 4AG  
01620 893 481



**DUNDEE**

2 West Marketgait  
DD1 1QN  
01382 201 000



**BORDERS**

01890 880 008



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