










Fixed Price

£230,000

25/6 Kingsburgh Crescent

Granton | Edinburgh | EH5 1RU

A superb opportunity has arisen to acquire this impressive two bedroom first floor flat nicely positioned within a sought-after modern development near Granton Harbour. Close to fantastic amenities and transport links, the property will undoubtedly appeal to a multitude of buyers including first-time purchasers, professionals and those looking to downsize. Early viewing suggested.

-  2 beds
-  1 public
-  2 bathrooms
-  Communal garden
-  Parking
-  EPC Band - B
-  Council Tax Band - D



Description

Internally, having been finished to an exceptional standard, the property is presented in true turn-key condition while briefly comprising of; welcoming entrance hallway with a double storage cupboard, light and airy open-plan lounge/kitchen/diner with a dual-aspect outlook, generously proportioned balcony and a stylish fully-fitted kitchen area with a range of integrated white goods, tiling in splash areas and under-unit lighting, good sized principal double bedroom with integrated wardrobes, a dual-aspect outlook and lovely views over The Firth of Forth, partially-tiled en-suite with a rainfall shower and heated towel rail, second sizable double bedroom with integrated wardrobes, more lovely views and space for different configurations, and a partially-tiled bathroom suite with a heated towel rail.

Further benefits include a lift in the building for ease of access, gas central heating and double glazing throughout.

Factor fees of approximately £150 are payable quarterly to RMG Living.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, there are well-maintained communal grounds and a secure bike store. For the car owner, there is an allocated parking space while there is on-street parking for visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

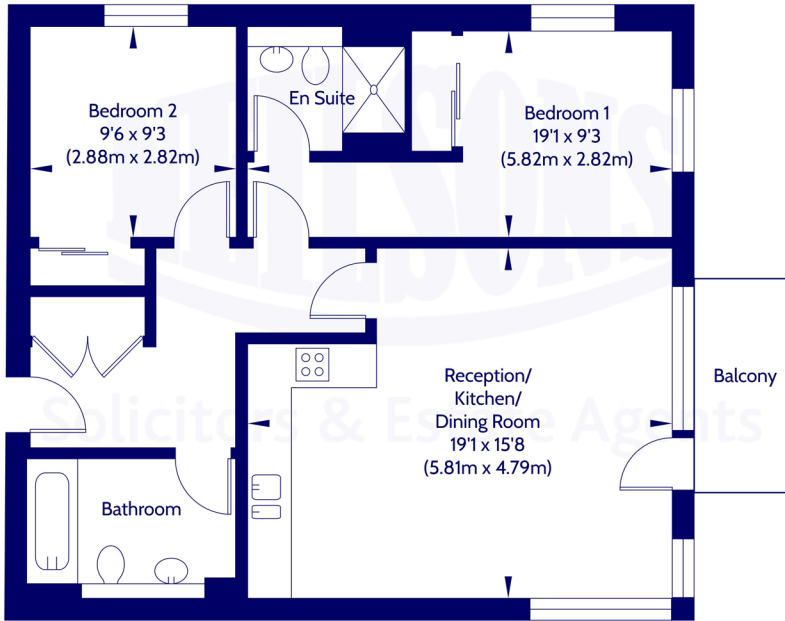
The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith and Inverleith. 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. 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. Internal Area 68.2 Sq M / 734 Sq Ft.

Not to scale. For identification only.

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First Floor



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.



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