



GILSON GRAY

LAW • PROPERTY • FINANCE

25/9 KINGSBURGH CRESCENT,

Granton, Edinburgh, EH5 1RU



Set near Granton's harbour and beach, this two-bedroom first-floor apartment forms part of a sought-after development. It offers bright and airy accommodation, finished to high standards with appealing décor throughout. The modern property is centred around a sociable open-plan living area with a quality kitchen and a sheltered balcony; plus, it boasts two washrooms and residents' parking. Ideal for a wide variety of buyers, especially those who wish to be close to the coast and within easy reach of Edinburgh city centre, this superb residence is sure to be in popular demand.

Extras: an integrated oven, ceramic hob, and fridge/freezer, and an undercounter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- First-floor apartment with modern interiors
- Part of a stylish modern development in Granton
- Secure entry system and a lift service
- Well-presented interiors throughout
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Monochrome-inspired kitchen design
- Private balcony with elevated views
- Two double bedrooms with wardrobes
- Modern en-suite shower room
- Family bathroom with handheld shower
- Well-kept communal garden grounds
- Private residents' parking
- Excellent transport links to the city centre
- Including a recently completed tramline



"A MODERN
APARTMENT IN A
DESIRABLE LOCATION,
OFFERING STYLISH
OPEN-PLAN LIVING
ACCOMMODATION"



EPC RATING:

B

COUNCIL TAX BAND:

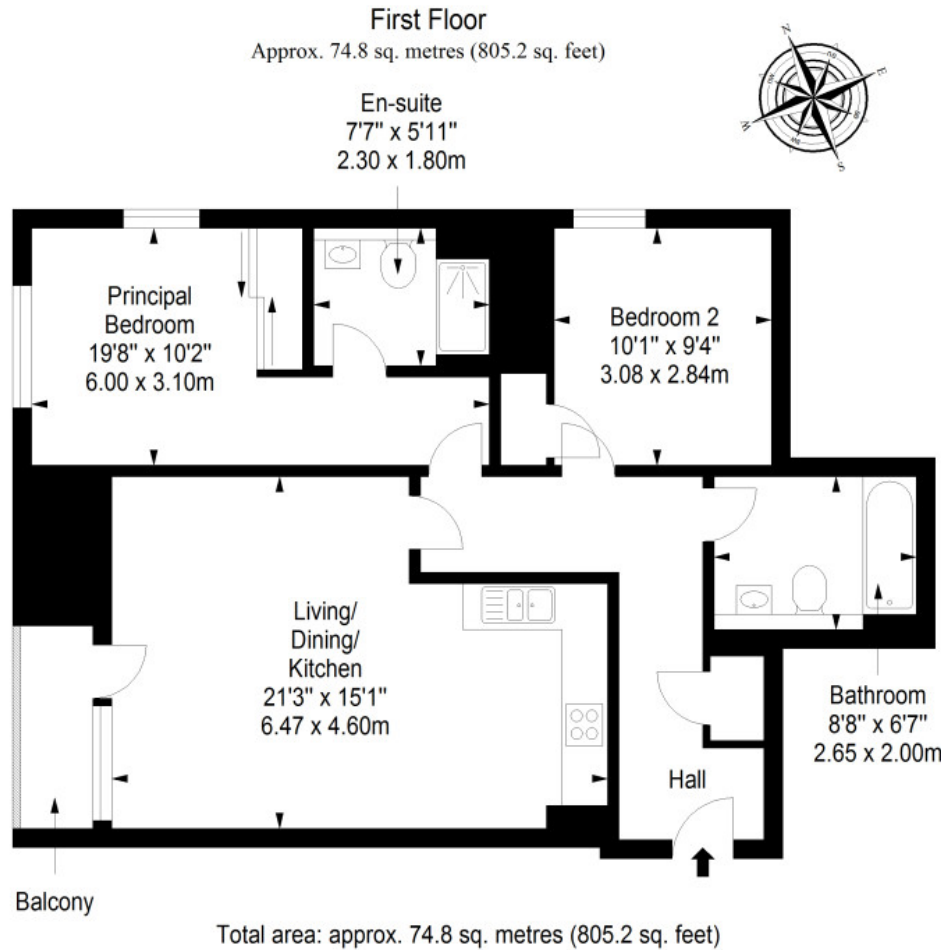
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VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK



EDINBURGH

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0131 516 5366

GLASGOW

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0141 530 2021

EAST LOTHIAN

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EH39 4AG
01620 893 481

DUNDEE

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DD1 1QN
01382 201 000

BORDERS

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