










Offers Over

£145,000

8/3 Royston Mains Place

Granton | Edinburgh | EH5 1LQ

A superb opportunity has arisen to acquire this impressive and spacious upper flat with a fully enclosed private garden to the rear while being pleasantly situated within a quiet residential pocket of Granton. Close to a host of excellent local amenities and transport links this would make an ideal purchase for any first time buyer or family

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private and Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Internally the accommodation, in brief, comprises; welcoming hallway; generous reception room with a front aspect and convenient storage; fitted kitchen offering a range of wall and base units, white goods to be included in the sale and tiling to splash areas; principal bedroom with built in wardrobes; two further double bedrooms, all bedrooms are spacious doubles and offer a great flexibility; bathroom with a white three piece suite, electric shower over the bath and full height tiling around.



Extras

The property shall be sold with all fixtures, fittings, integrated and freestanding appliances and fitted floor coverings.

Gardens & Parking

There is a fantastic private garden to the rear which is the perfect place for children and pets. A further communal drying green is to the rear also. Ample on-street parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

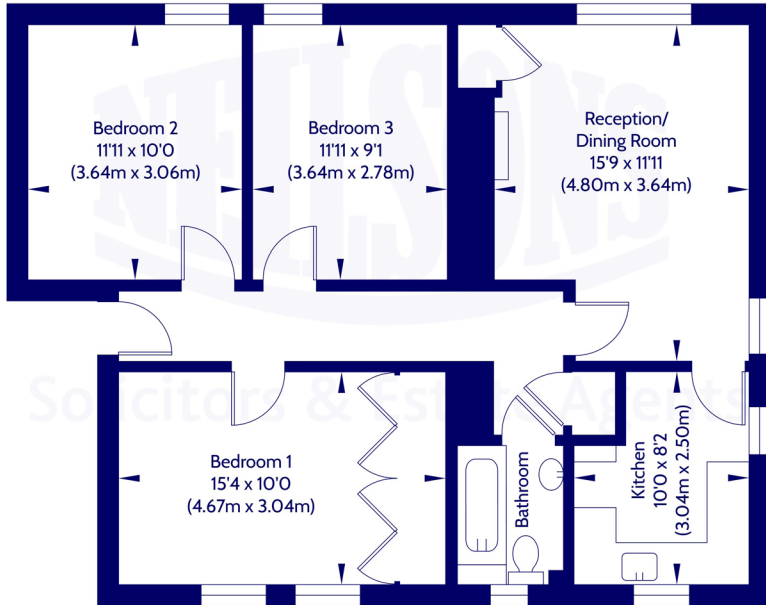
The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, 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.

First Floor

Approx. Internal Area 73.83 Sq M / 795 Sq Ft.

Not to scale. For identification only.

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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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