



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/4 Kingsburgh Crescent

Granton, Edinburgh EH5 1JF

Forming part of a lift-serviced contemporary development, with its central city location in highly sought after Granton, within commuting distance of the city centre, this two-bedroom, two-bathroom first-floor flat enjoys spacious accommodation with modern, neutral interiors. The flat comprises an open-plan French doored living and dining kitchen enjoying lovely views, a principal bedroom with an en-suite shower room and a westerly aspect, a versatile second bedroom with a west-facing window and a family bathroom with a shower-over-bath. Outside, it benefits from well-maintained gardens and residents' parking.

Factor: The development is factored by Charles White Ltd. Approx. Costs per quarter (includes VAT/Taxes) based on last 12 months - £286It includes: Lift Costs (Maintenance & Testing) - £31.00 Maintenance Contracts (Emergency Lighting; Smoke Vent; Dry Riser) - £16.20 Development Maintenance - £14.80 Communal Cleaning - £21.50 Communal Electricity - £32.50 Communal Lights - £6.00 Communal Grounds Maintenance - £8.50

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Property Summary

- First-floor flat in a modern development
- Highly desirable coastal location in Granton
- Secure shared entry and lift service
- Modern, neutral interiors throughout
- Entrance hall with storage
- Open-plan balconied living/dining/kitchen
- West-facing main bedroom with en-suite
- Versatile second bedroom with a westerly aspect
- Modern bathroom with shower overhead
- Private Juliette balcony with garden views
- Shared garden grounds
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £230,000







Open-plan French doored
living/dining/kitchen
enjoying lovely views







West-facing main bedroom
with an en-suite shower
room, and a versatile
second bedroom with a
family bathroom





Let us help you find your next
dream property!



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 **CHARTERED FIRM**

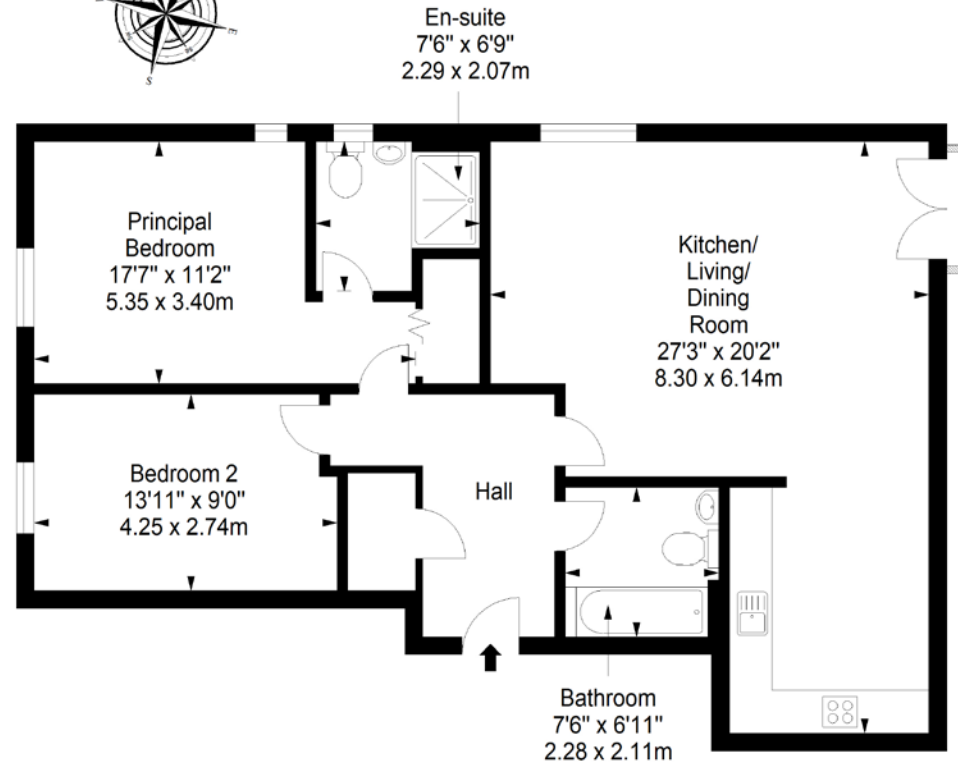
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



First Floor
Approx. 87.5 sq. metres (941.9 sq. feet)



Total area: approx. 87.5 sq. metres (941.9 sq. feet)