



Granton, Edinburgh

2/4 ROYSTON MAINS PLACE, EDINBURGH EH5 1LQ

Providing well-presented and bright accommodation this spacious, two bedroom, first floor flat set in a purpose-built block, offers modern and good sized accommodation that is well served by local amenities.



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2



1



DESCRIPTION

Convenient residential location close to a wide range of amenities. The accommodation comprises:

- Sunny First Floor FLat
- Sitting/Dining Room opening on to Fitted Kitchen
- Two Spacious Double Bedrooms with Fitted Wardrobes
- Modern Bathroom with Shower over Bath
- Gas Central Heating with Combi Boiler
- Double Glazing throughout
- Entry Phone System
- Communal Rear Garden and Drying Green

LOCATION

The property is in the popular Granton district of Edinburgh being a popular residential area to the north of the city centre forming part of the city's waterfront and being close to the banks of the Forth Estuary with its own picturesque harbour. The area is well served by a wide range of local amenities and is within easy reach of a 24 hour ASDA , Morrisons and the Ainslie Park Sports Complex. The Ocean Terminal Complex is nearby and houses a good range of high street stores as well as a multi-screen cinema and a Pure Gym. Recreational facilities include a number of parks including Inverleith Park and the Royal Botanical Gardens. There are an abundance of beautiful outdoor spaces including tranquil riverside walks along the scenic Water of Leith walkway.

The North Edinburgh Cycle Network, a traffic-free path system surrounded by greenery, passes nearby, providing safe and pleasant commuting routes into the city centre and toward the coast (including a waterfront cycle to Cramond). Schooling is available from nursery to senior level within the area and Edinburgh College's Granton Campus is also close by. The area benefits from an excellent and extensive public transport network including regular bus services to the City Centre and surrounding areas and the tram network is nearby providing quick and easy commuting to the City Centre, Waverley and Haymarket train stations, St Andrews Bus Station and Edinburgh International Airport. For the motorist there is also quick and easy access to the main motorway networks

EXTRAS

Light fittings, curtains, blinds, integrated oven and hob, fridge freezer, washing machine and floor coverings are included in the sale.

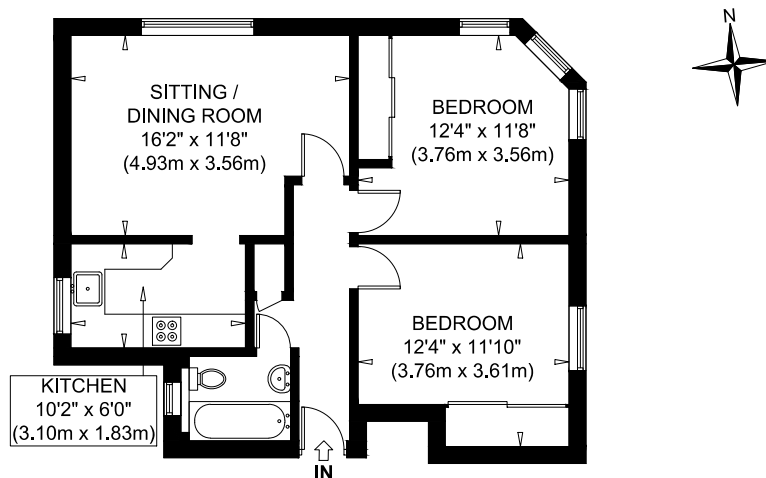
COUNCIL TAX BAND

Band A

VIEWING

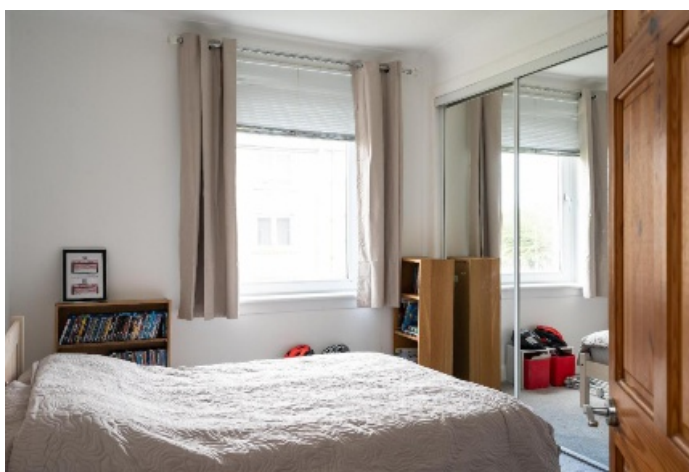
By appointment with Agents: Tel: 0131 467 7550





FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 59.1 SQ M / 636 SQ FT

ROYSTON MAINS PLACE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 59.1 SQ M / 636 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Please note these particulars have been carefully prepared and though they
 are believed to be accurate they are not warranted and do not form part of
 any contract.