

# Flat 2, 25 Kingsburgh Cres

GRANTON, EDINBURGH, EH5 1RU



*A spacious two-bedroom flat on the ground floor is in excellent condition in this popular Granton development*



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom flat on the ground floor in this sought-after development in the Granton area of Edinburgh. The property has been vacant for a period of time during ownership and everything is in excellent condition with minimal wear and tear.

# THE LIVING ROOM/KITCHEN



The fully equipped living room/kitchen is in excellent condition and benefits from an electric hob, fan oven, freestanding white goods, excellent space for lounge and dining furniture as well as access to the private balcony.





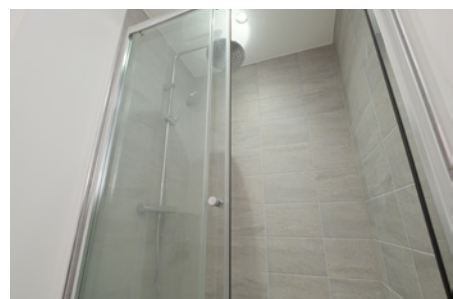


The flat boasts two generous double bedrooms, both of which are spacious and the master benefits from integrated wardrobes and en suite facilities. There are two bathrooms in the property. The main family bathroom is fitted with a shower over the bath and the en-suite shower room. Both are fitted with modern white fittings and are generously proportioned.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





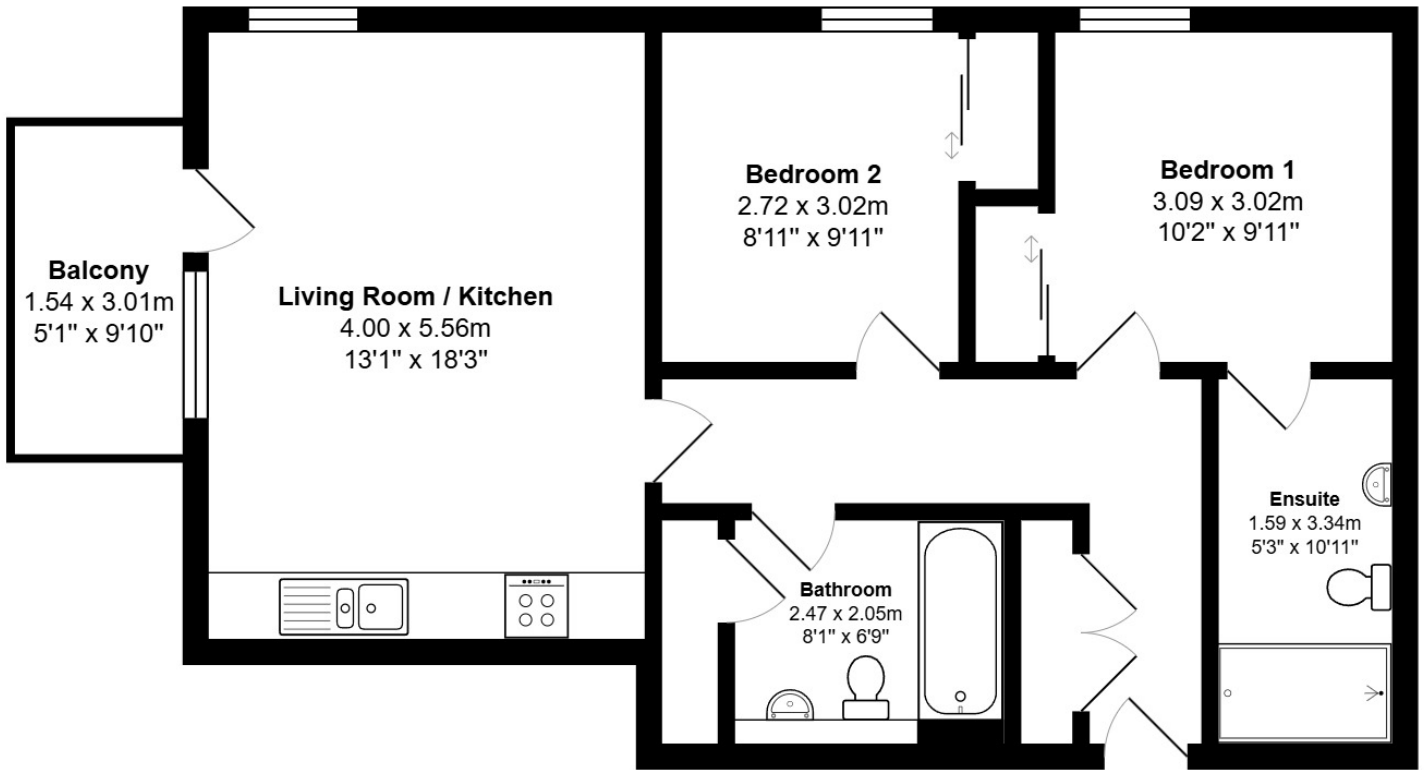
In addition, the property includes excellent storage, central heating, and double-glazed windows making for a warm and cost-effective home, year-round.

# EXTERNALS



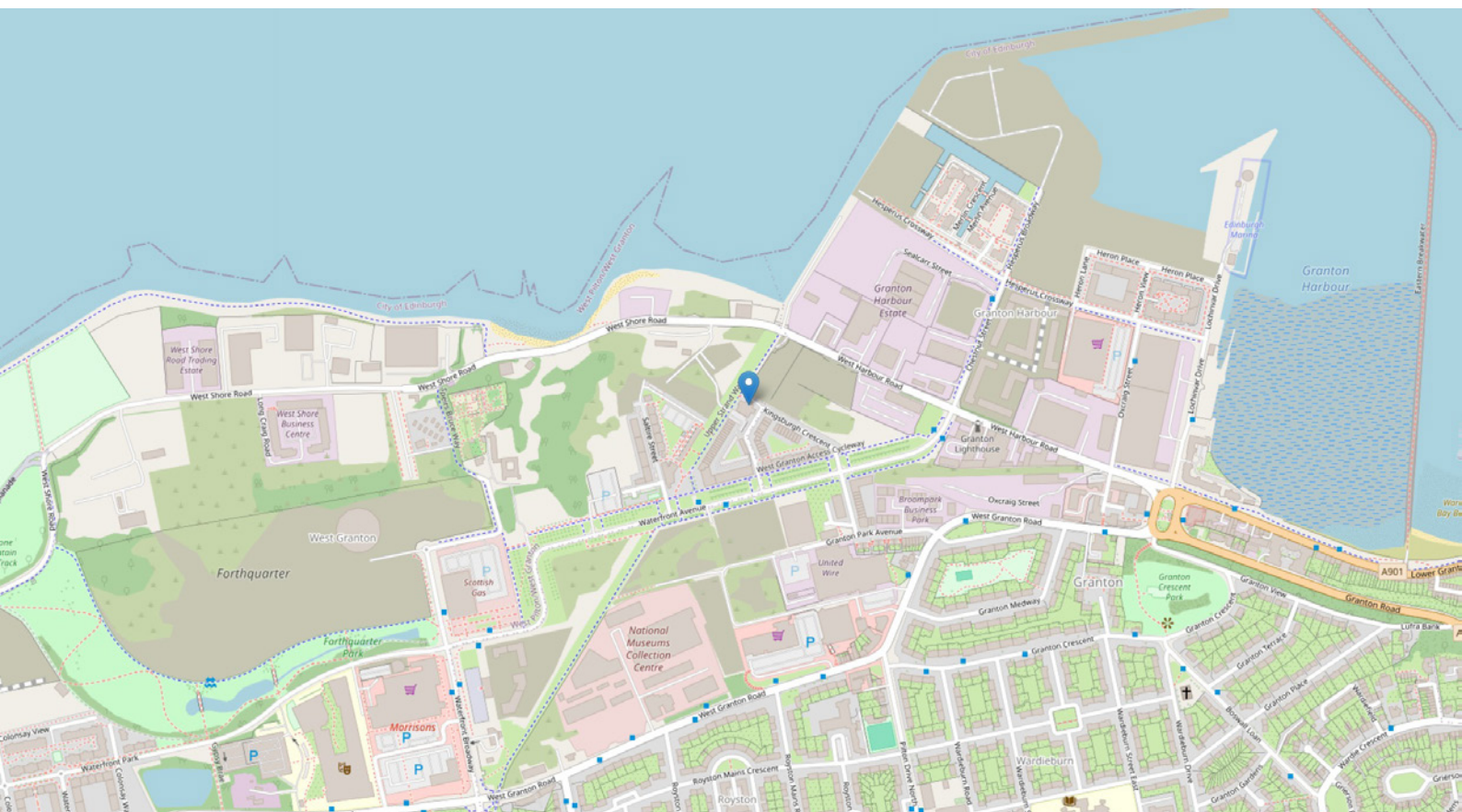


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Granton has some excellent local shopping facilities including a post office and banking facilities. However, should these facilities prove insufficient; it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose respectively. They also provide a full choice of building society, Post Office and banking services, along with an exceptionally broad choice of shopping facilities.







For those who prefer open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself. The development is situated next to Forthquarter Park providing another pleasant destination for a Sunday afternoon walk.

Locally, Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria and bar.

Edinburgh College and Craigroyston High School are an even shorter walk away and provide numerous community activities, courses and evening classes.



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