

32 Kingsburgh Crescent

GRANTON, EDINBURGH, EH5 1JF



*GENEROUSLY PROPORTIONED FOUR
BEDROOM TOWNHOUSE IN GRANTON*



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McEwan Fraser Legal is delighted to present this generously proportioned four-bedroom townhouse in Edinburgh's popular development within Granton.

Inside, the property comprises of a fully equipped kitchen/diner which is generously proportioned, has a balcony which floods the area with natural light. The kitchen is fitted with gas hob, fan oven, fridge freezer and dishwasher which are integrated.







There is a spacious living room with balcony access and various possibilities for furniture configurations.







The house has four bedrooms, of which three are on the second floor and one on the ground floor. The master bedroom benefits from an en-suite and integrated wardrobes with the other three bedrooms offering options for free-standing furniture.







Bedroom 2





Bedroom 3





Bedroom 4





The property boasts three bathrooms and a WC. There is an en-suite and family bathroom on the second floor, with WC on the first floor and there is a Jack and Jill bathroom accessed from bedroom four and the ground floor hallway.







The property further benefits from a utility room and a garage conversion, which creates an additional family space on the ground floor or perhaps home office space if needed.





Gross internal floor area (m²): 168m²

EPC Rating: B

Floor Plan



In addition to this, the property includes double drive, free on-street parking, double glazed windows and modern gas central heating, creating a cosy and cost-efficient family home, year-round.





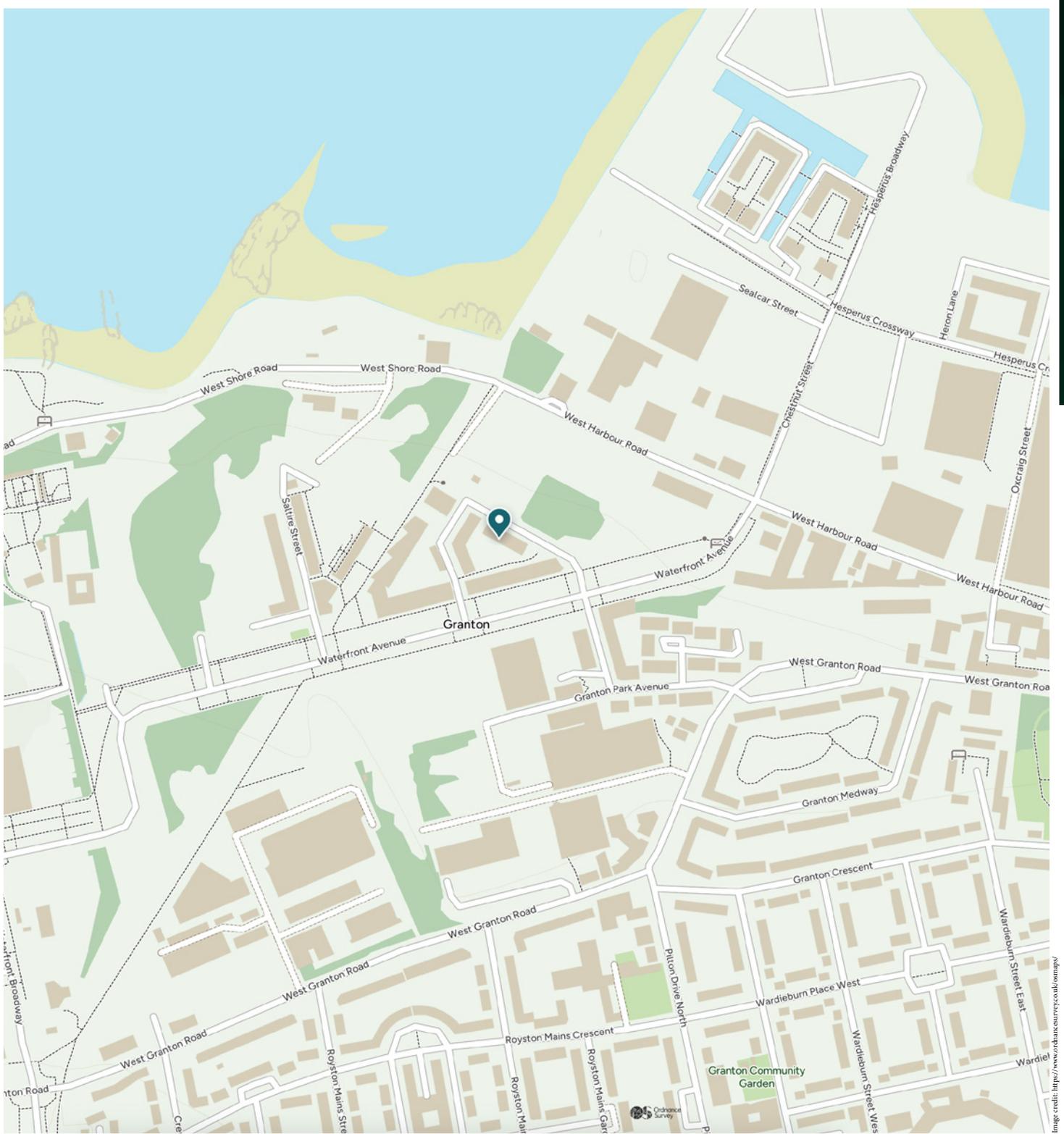


Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike.

Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. The development is situated next to Granton Harbour, offering views of the Firth of Forth and opportunities for leisure activities along the promenade. Forthquarter Park provides another pleasant destination for a Sunday afternoon walk.

Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. Ainslie Park Leisure Centre is a short drive away and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria, and bar.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



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