



Flat 19, 12 Colonsay View, Edinburgh, EH5 1FH



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Commanding striking views over the city towards the castle, Arthurs Seat and the Firth of Forth is this fantastic penthouse apartment located on the sixth and seventh floors.

Forming part of the Waterfront Gait Development we are delighted to offer for sale this bright and spacious apartment with private balcony. The property offers bright modern living with the benefits of double glazing, gas central heating, security entrance system and an allocated underground parking space.

The accommodation comprises an entrance hallway with cupboard and there is an exceptionally large bedroom with two windows and two wardrobes. This room was initially two double bedrooms and it is thought that the two rooms could be easily formed again. There is a bathroom with three piece suite also on this floor. A wooden staircase leads to the top floor and leads to the large lounge with high ceilings, windows capturing the striking views and a door leads to the balcony. On semi open plan with the lounge with the kitchen, fitted with modern base and wall units with oven, hob, hood, fridge/freezer and washing machine. There is also a double cupboard with shelving within the kitchen. Completing the accommodation is the large master bedroom with window and glass door leading to a rear facing balcony, deep storage cupboard and an en suite shower room.

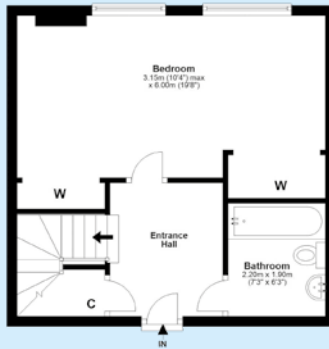
Early internal viewing of this lovely apartment is essential.

Area Description

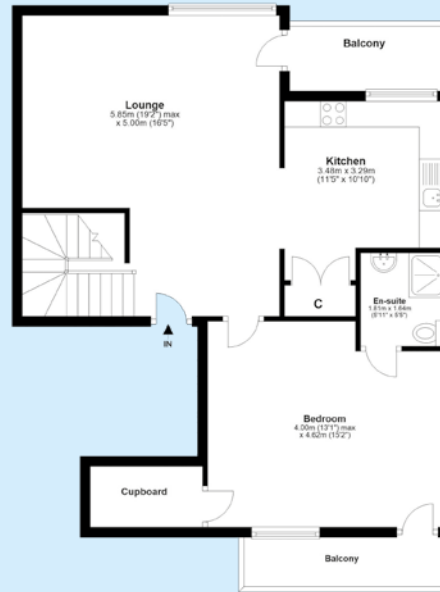
The property is located within walking distance of many local amenities including Edinburgh College, Ainslie Park Leisure centre and the lovely beach at Crammond. Stockbridge with its range of independent shops, bars and restaurants is also a short drive from the property. Regular bus services provides easy access to the city centre and the popular Shore area with its wealth of shops, bars and restaurants.



Sixth floor



Top floor



Accommodation

Lounge:	5.84m x 5m	(19'2" x 16'5")
Kitchen:	3.48m x 3.3m	(11'5" x 10'10")
Bedroom 1:	4m x 4.62m	(13'1" x 15'2")
Ensuite:	1.8m x 1.65m	(5'11" x 5'5")
Bedroom 2:	3.15m x 6m	(10'4" x 19'8")
Bathroom:	2.2m x 1.9m	(7'3" x 6'3")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

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