

# 8/10 Colonsay View

GRANTON, EDINBURGH, EH5 1FH



*Bright, attractive third-floor flat, with a sought-after bay window, occupying a prime position within this prestigious and modern development*



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McEwan Fraser Legal are delighted to present this bright, attractive third-floor flat, with a sought-after bay window, occupying a prime position within this prestigious and modern development. The flat is entered from a well-kept communal stairwell via a security entry phone system. There is a lift within the block, not only giving access to the flat but directly to the flat's designated car parking space in the underground car park.

The development itself benefits from attractive, well-maintained mature communal landscaped gardens, complete with a children's play park which the flat's bay window overlooks. This flat enjoys the added benefit of free unallocated off-street parking spaces and a designated car parking space in the underground, secure car park.

## THE KITCHEN/DINING /LIVING ROOM



The accommodation briefly comprises a spacious entrance hallway with a large storage cupboard, a most impressive living/dining area that is open plan to the kitchen which is flooded with light thanks to the large bay window comprised of windows to the front and side with fully fitted "Intu" blinds and a well proportioned fully fitted integrated kitchen with oven, washer dryer, dishwasher, fridge/freezer, hob and hood.





The master bedroom again with a large window, features a built-in wardrobe space and an en-suite shower room, the second double bedroom with ample space for furniture arrangements and a fitted wardrobe, and a bathroom with a white three-piece, modern suite together with a shower over the bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

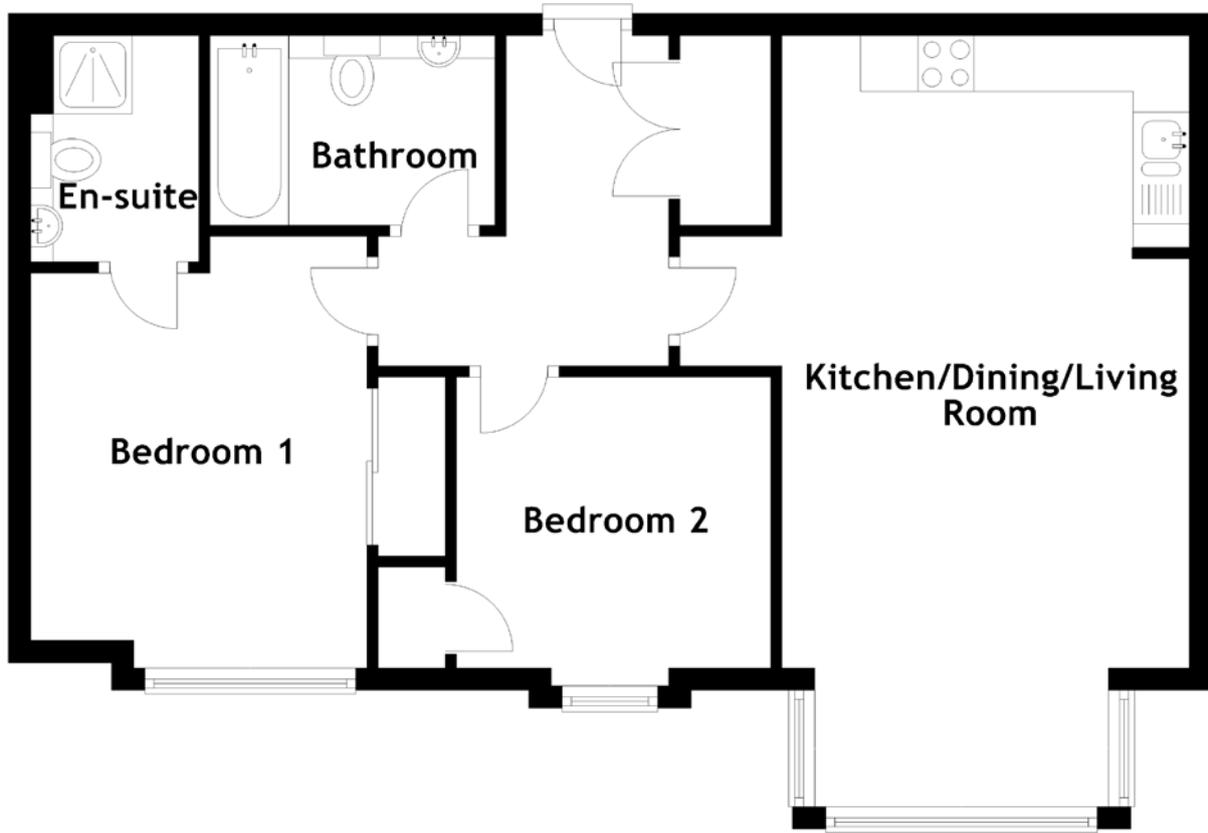


A full gas central heating system has been installed and this along with comprehensive double-glazed window units will ensure a warm yet cost-effective living environment.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

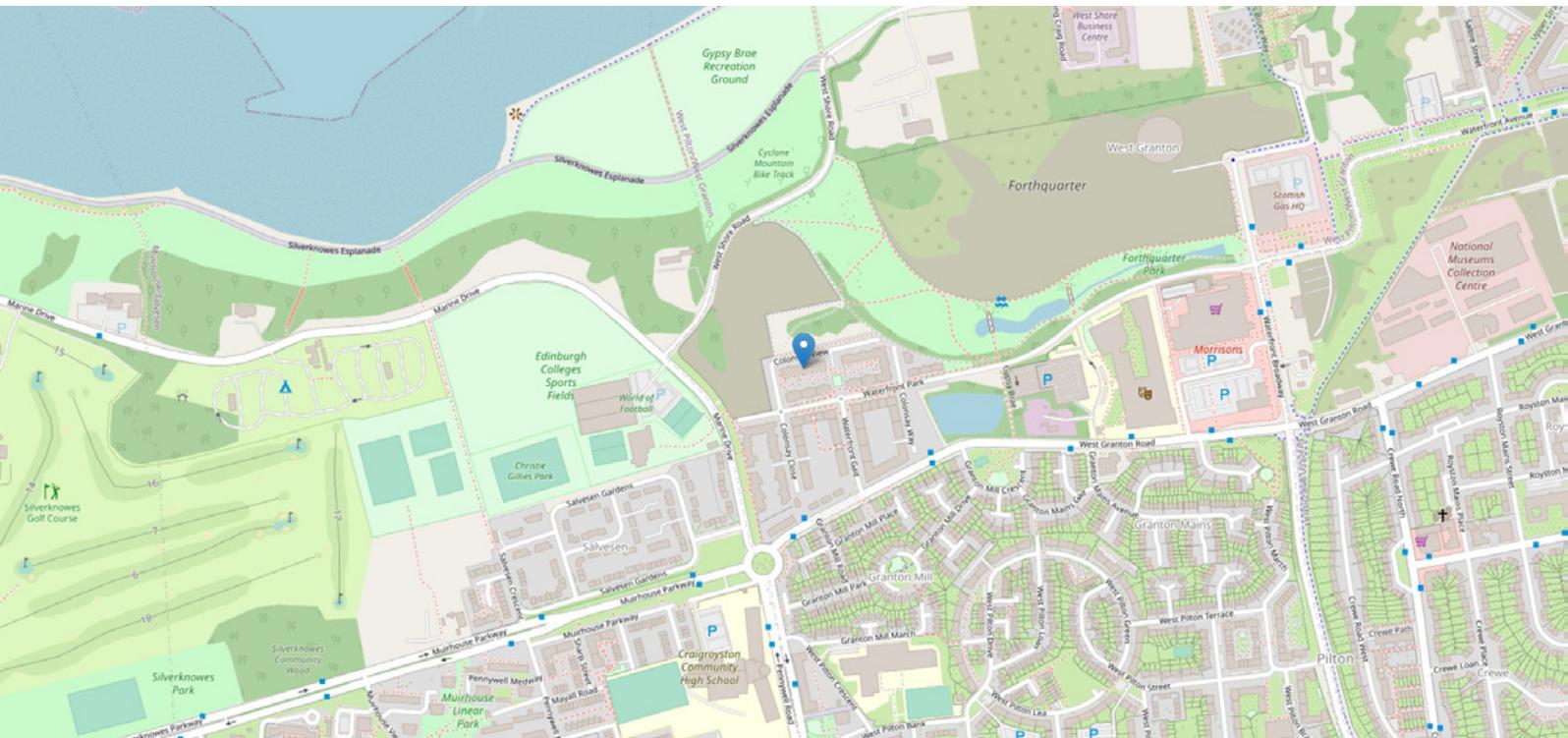


Approximate Dimensions (Taken from the widest point)

Kitchen/Dining/Living Room 6.92m (22'8") x 4.54m (14'11")  
 Bedroom 1 3.88m (12'9") x 3.00m (9'10")  
 En-suite 2.03m (6'8") x 1.50m (4'11")

Bedroom 2 2.80m (9'2") x 2.61m (8'7")  
 Bathroom 2.54m (8'4") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>  
 EPC Rating: B



# 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 Craigmoynton High School are an even shorter walk away and provide numerous community activities, courses and evening classes.



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