



Offers Over
£175,000

8/2 Colonsay Way

Granton | Edinburgh | EH5 1FB

An excellent opportunity has arisen to acquire this well proportioned second floor flat with secure underground parking, quietly situated within a modern development close to a range of fantastic local amenities and transport links. The property would ideally suit first-time buyers or young professionals and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Lift & Stair Access
-  Under Ground Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - C



Description

Internally, the property is in true move-in condition while briefly comprising of; welcoming entrance hallway with a built-in cupboard, bright and spacious reception room with contemporary paneling featuring one wall and French doors accessing balcony, stylish fitted kitchen with a range of base and wall mounted units, well proportioned principal bedroom with mirrored fitted wardrobes, good sized second bedrooms and modern bathroom with three-piece suite, shower over bath and and built-in bluetooth speakers.

The property also benefits from a lift in the building for ease of access, secure door entry system, gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens, Parking & Factor

There are well maintained communal grounds within the development and a secure underground parking. The development also includes a private gym for use by residents. Further unrestricted on-street parking is available within the surrounding area. The property is managed by James Gibb for a monthly fee of approx. £95.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighboring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema. Granton is well served by frequent bus services and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.

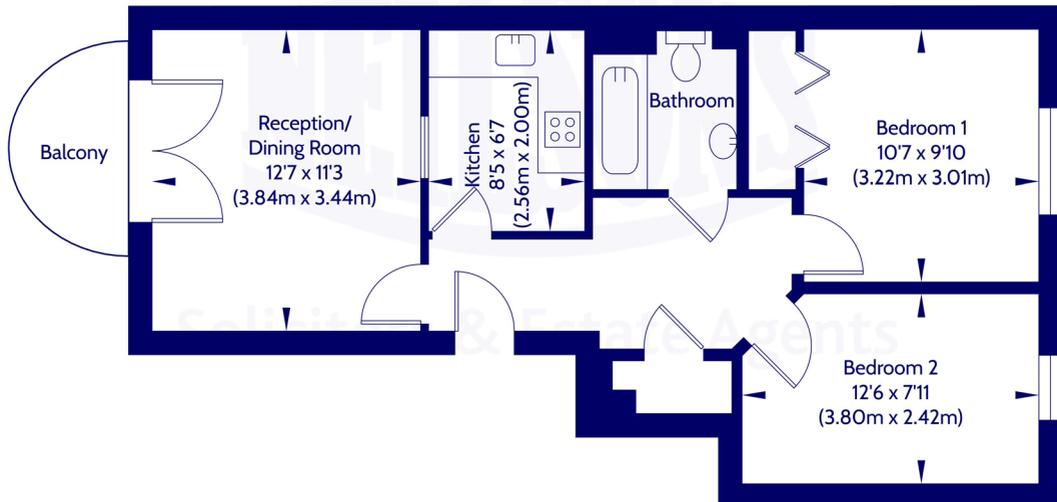


Second Floor

Approx. Internal Area 52.7 Sq M / 567 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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