



25/20 Kingsburgh Crescent
GRANTON | EDINBURGH | EH5 1RU


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Immaculately presented and spacious two-bedroom flat forming part of a contemporary development in the much sought-after Granton area of Edinburgh, offering stunning sea views and situated just a short walk from Granton Harbour.

This beautiful apartment has been tastefully decorated to an impeccable standard throughout and is presented to the market in genuine move-in condition. The open plan living room and kitchen is particularly spacious, with the living area being flooded with natural light and offering spectacular views out to the Firth of Forth. The kitchen is modern and well-appointed and offers a great amount of cupboard storage.

The principal bedroom is of an excellent size and benefits from a stylish ensuite and built-in wardrobe storage. The second bedroom is similarly well-sized and also benefits from built-in wardrobe, and a modern family bathroom completes the accommodation internally.

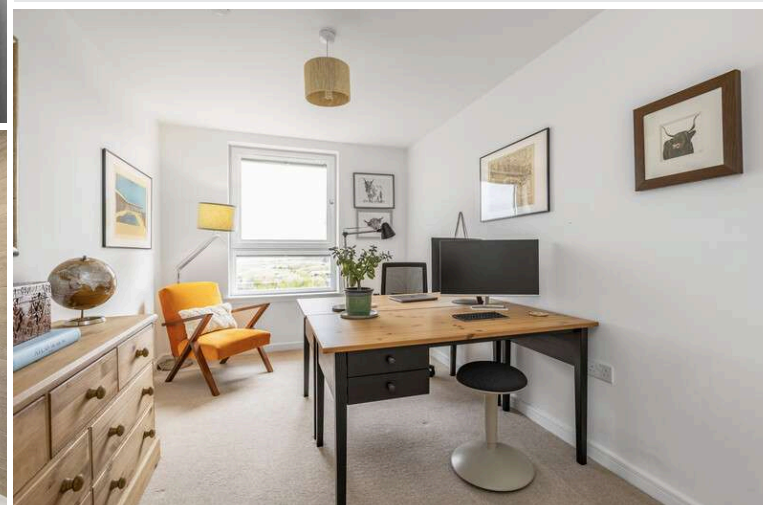
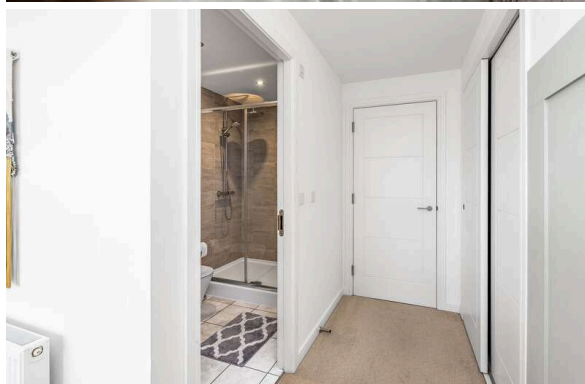
- Two-bedroom, fourth-floor apartment
- Highly desirable location
- Magnificent sea views
- Spacious, open plan living room/kitchen
- Modern, well-appointed kitchen area
- Principal bedroom with ensuite
- Second double bedroom
- Family bathroom
- Gas central heating
- Private residents parking

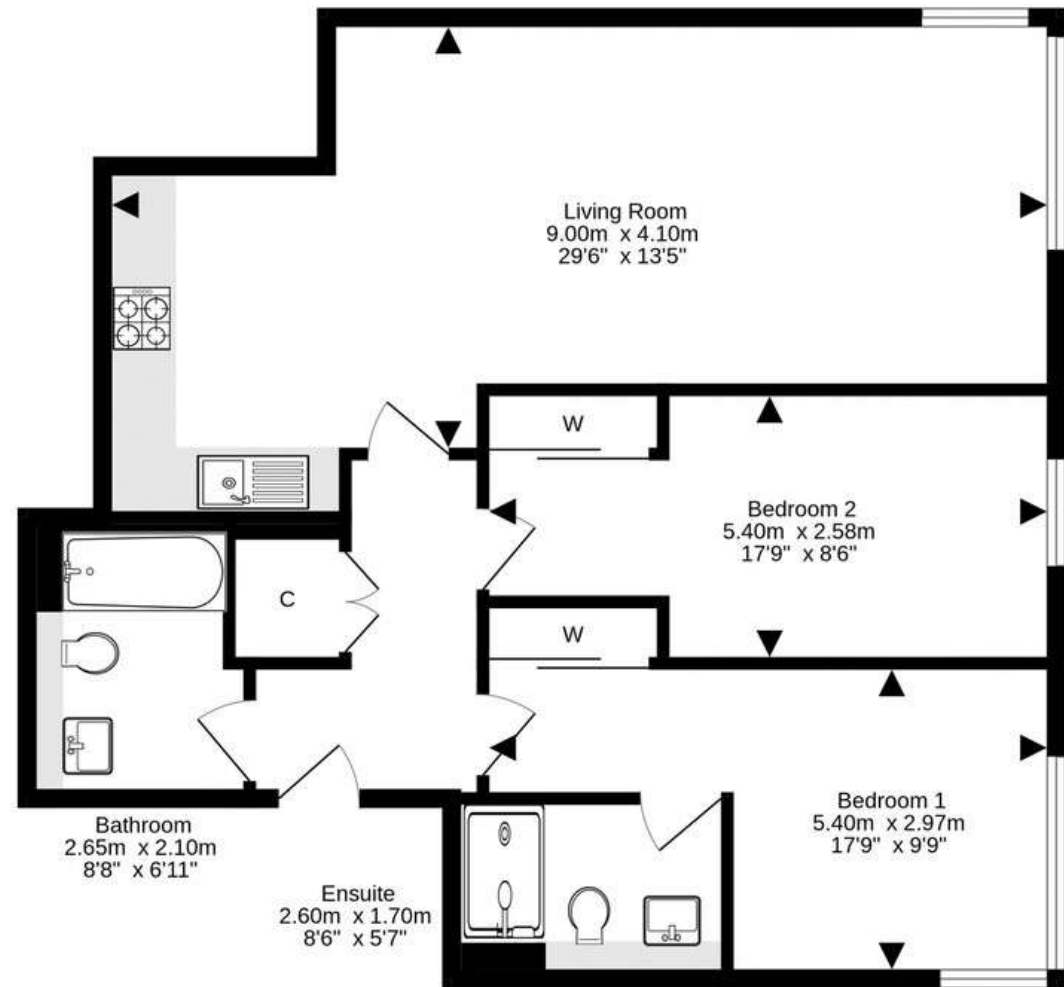
All blinds and integrated oven, hob, dishwasher and fridge/freezer included in sale. EPC Rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craighleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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