

2/5 Kingsburgh Crescent

GRANTON, EDINBURGH, EH5 1JF



*STUNNING 2-BED APARTMENT WITH TWO
BALCONIES, EN-SUITE, AND LIFT ACCESS*



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McEwan Fraser Legal is delighted to present this beautifully designed two-bedroom second-floor flat, offering stylish contemporary living in immaculate condition throughout. This exceptional home is enhanced by two private balconies, a luxurious en-suite, and the added convenience of lift access, ideal for professionals, downsizers, or discerning first-time buyers.

The spacious living area is flooded with natural light, thanks to floor-to-ceiling doors that open out onto one of the two private balconies, perfect for morning coffee or evening relaxation.







The modern kitchen is sleek and fully equipped with integrated appliances, ample storage, and sufficient space for dining and entertaining.





There are two generously sized double bedrooms, both tastefully decorated, with the principal bedroom benefiting from a stunning en-suite shower room and access to the second private balcony. A stylish main bathroom and excellent built-in storage complete the internal accommodation.



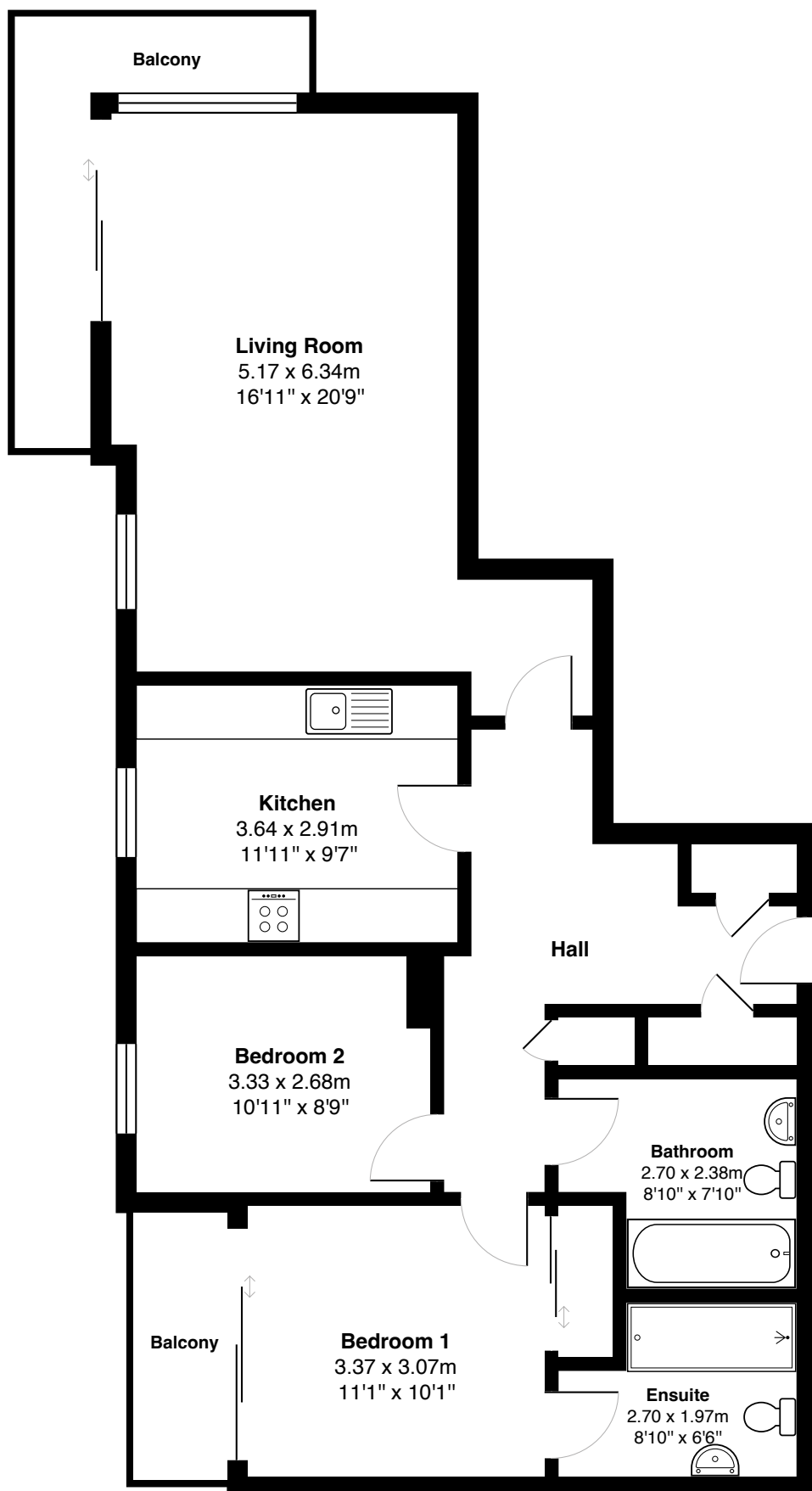




Bedroom 2







Gross internal floor area (m²): 79m²

EPC Rating: B

LOUNGE BALCONY



BEDROOM BALCONY



Further benefits include gas central heating, double glazing, a secure entry system, lift access, and well-maintained communal areas. Early viewing is highly recommended to appreciate the quality, space, and lifestyle this superb apartment offers.



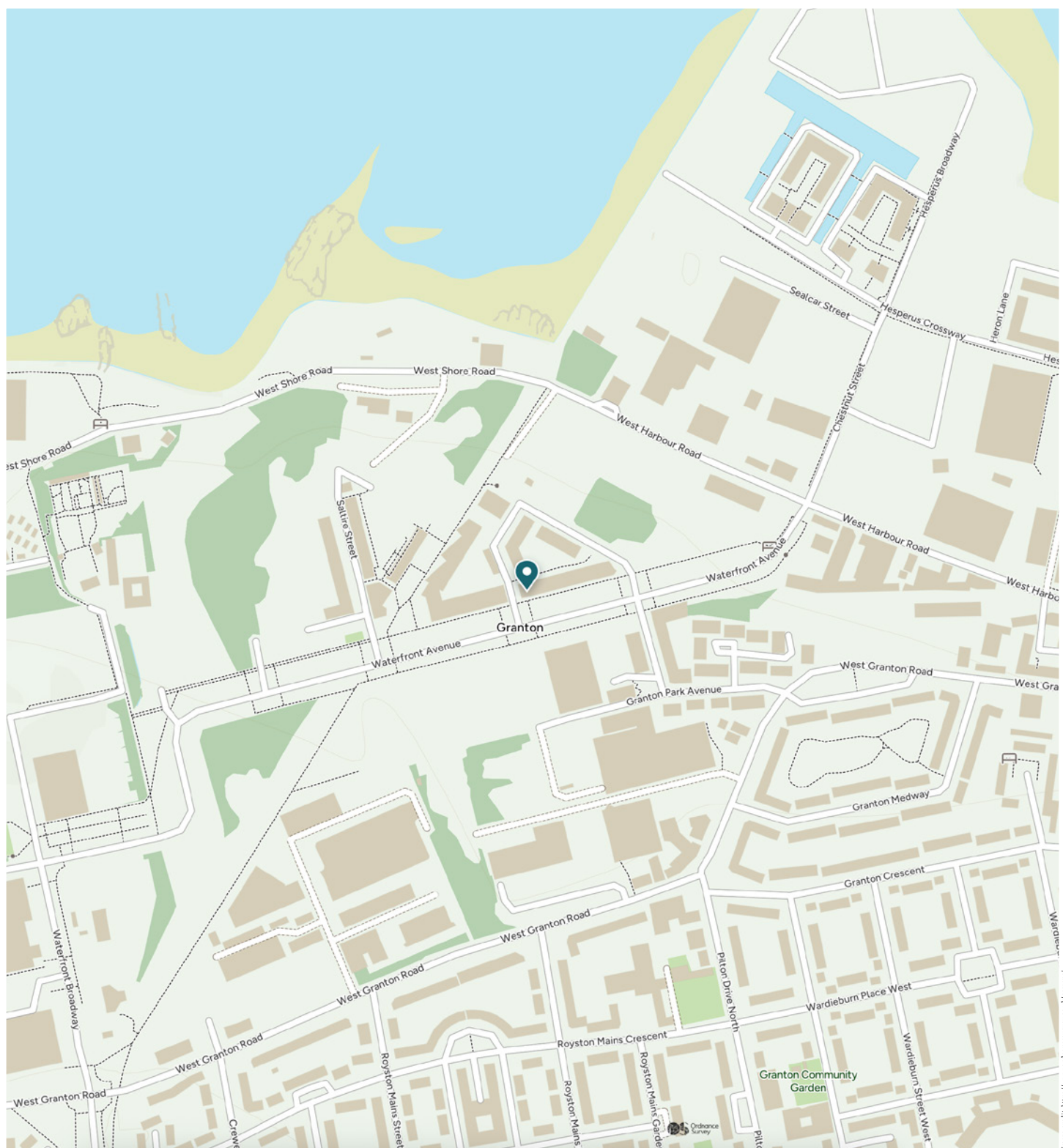


Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike.

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 SUNDAY TIMES



Text and description
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