

56/1 Royston Mains Crescent

GRANTON, EDINBURGH, EH5 1LL



Well presented two double bedroom ground floor flat with private garden



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McEwan Fraser is delighted to give you the opportunity to acquire this well presented two double bedroom ground floor flat with a private garden. The property occupies a prime position on a quiet residential street in Granton to the north of Edinburgh City Centre.

THE LOUNGE



Internal accommodation is focused on a spacious reception room. Naturally bright with laminate flooring, there is ample floor space for a variety of different furniture configurations. The modern fitted kitchen offers a range of base and wall mounted units with space provided for freestanding appliances.

THE KITCHEN





There are two well proportioned double bedrooms. The first bedroom, which faces the front of the building, is particularly spacious with plenty of space for a large frame bed and freestanding storage.

BEDROOM 1



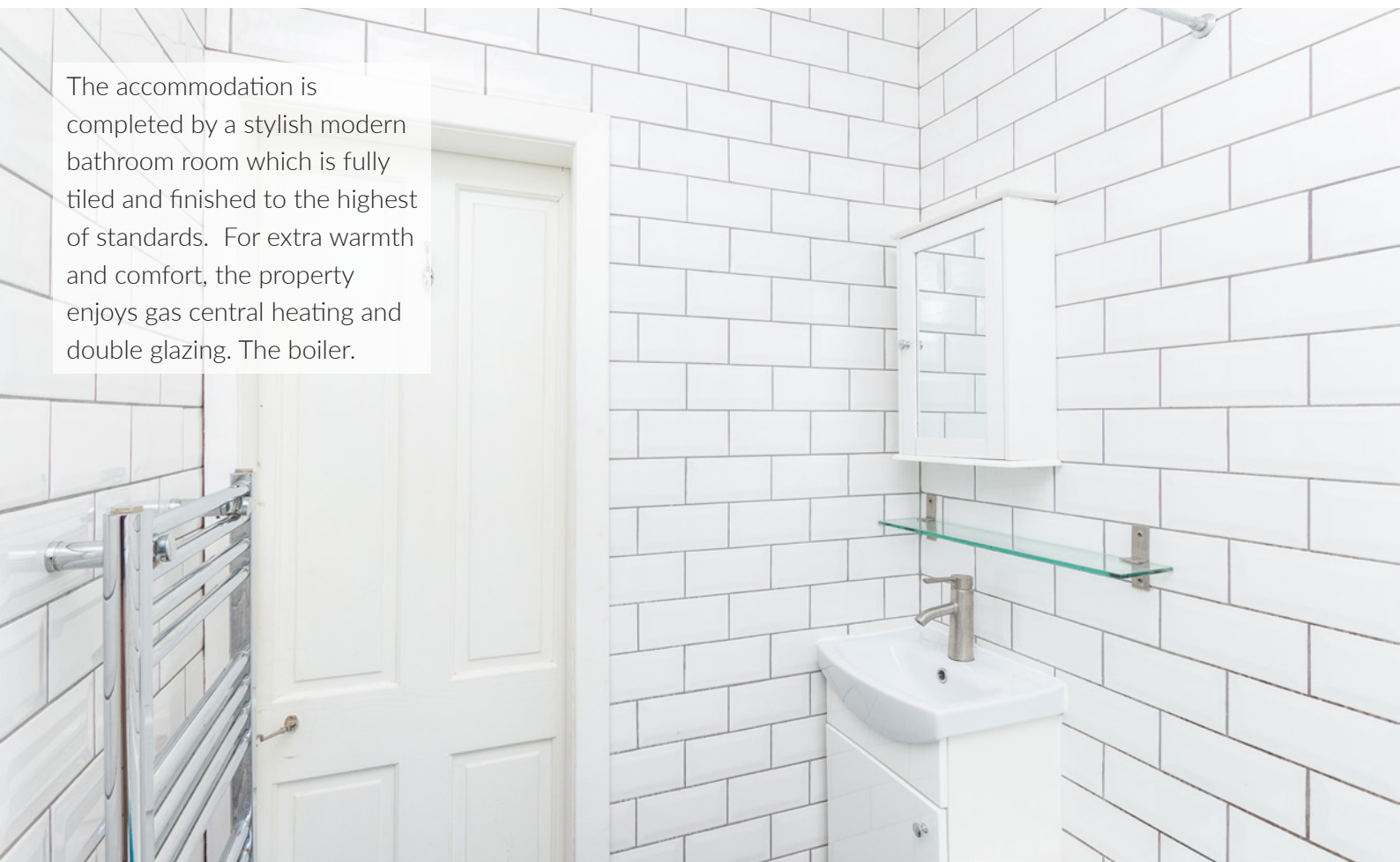
BEDROOM 2



THE BATHROOM



The accommodation is completed by a stylish modern bathroom room which is fully tiled and finished to the highest of standards. For extra warmth and comfort, the property enjoys gas central heating and double glazing. The boiler.



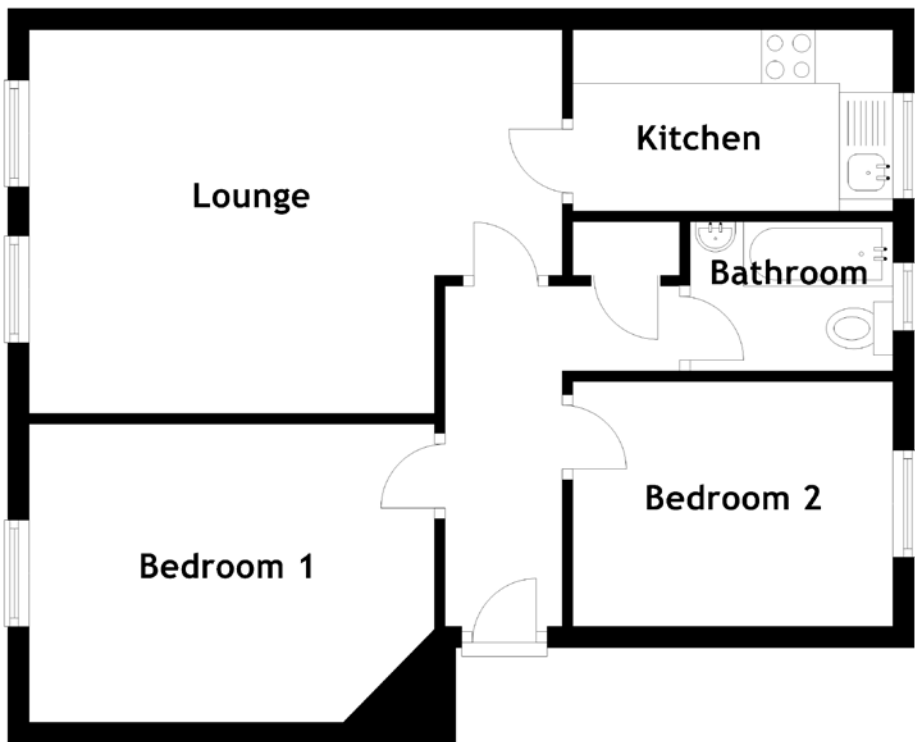
Externally, there is a large private front garden which has been laid to lawn and a large communal drying green to the rear.

This is a fantastic starter flat and has excellent potential as a buy to let. Internal viewing is highly recommended.

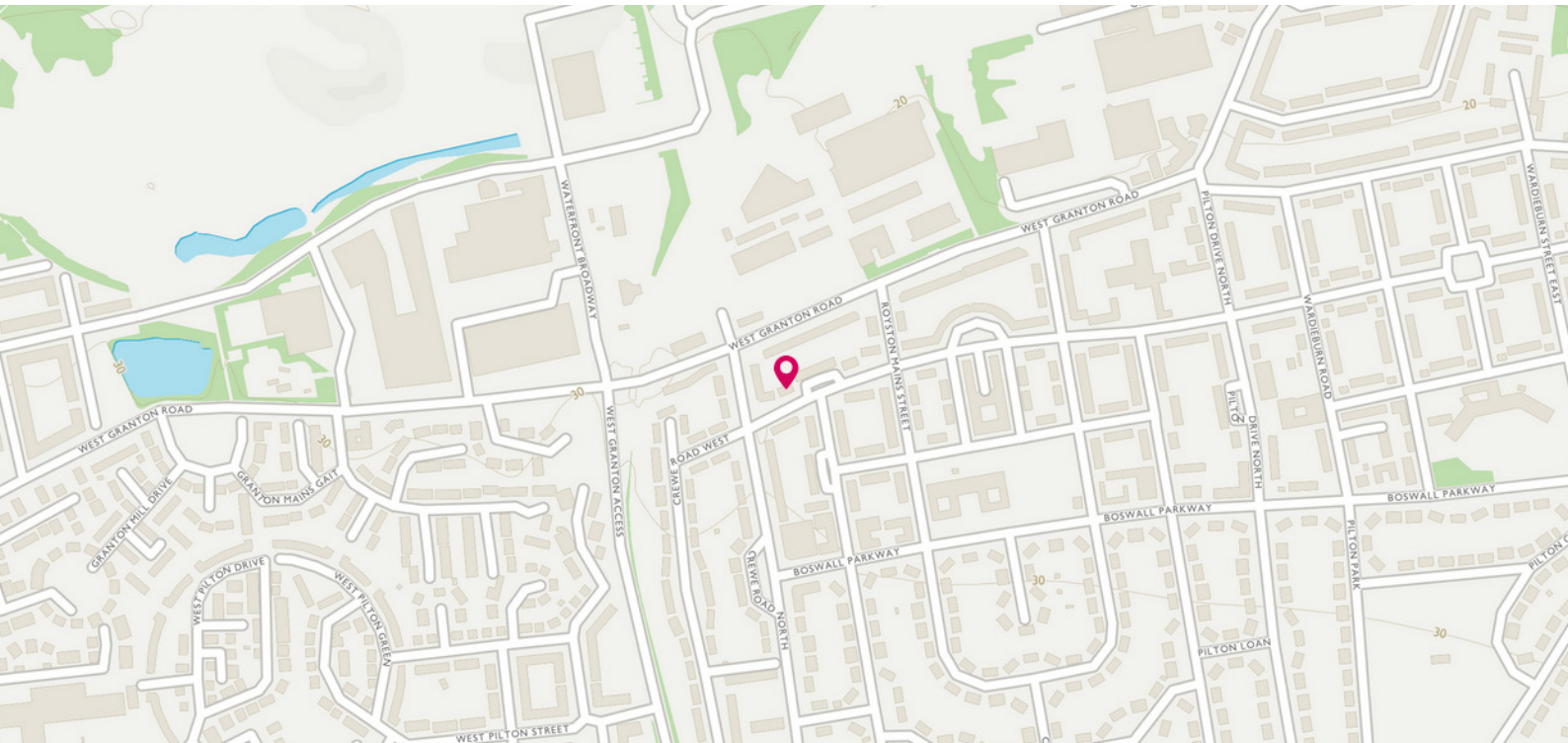
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	3.00m (9'10") x 2.30m (7'7")
		Bathroom	1.90m (6'3") x 1.40m (4'7")
Lounge	5.00m (16'5") x 3.60m (11'10")	Gross internal floor area (m ²): 53m ²	
Kitchen	3.00m (9'10") x 1.70m (5'7")	EPC Rating: C	
Bedroom 1	3.80m (12'6") x 2.80m (9'2")		



THE LOCATION

Granton has some excellent local amenities with a Post Office, large Morrisons supermarket, banking facilities and a Pure Gym all within a short walk. For those who prefer open-air recreational facilities, it is a simple matter to walk to the Cramond/Granton Foreshore and Granton harbour, whilst Inverleith Park and the Royal Botanic Gardens are only a short journey away. Edinburgh College, Craigroyston High, and Granton Primary schools are all reachable on foot from the apartment and provide numerous community activities, courses and evening classes.





Granton has an excellent bus service with direct buses to most Edinburgh districts, including the City centre, Leith and Comely Bank. It is a simple matter to travel in towards Princes Street using one of the various and frequent bus services that serve the area. This is a trip which takes fifteen minutes via, Orchard Brae and the West End. The West End is where Edinburgh's formal entertainment facilities tend to be very highly concentrated and includes theatres, cinemas, restaurants, bars, indoor sports facilities and health clubs. Similarly a short journey East will take you to Ocean Terminal shopping centre, The Britannia and the popular Leith Shore area just beyond with bars and Michelin starred restaurants.



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