





GRANTON

Edinburgh, EH5 1LJ

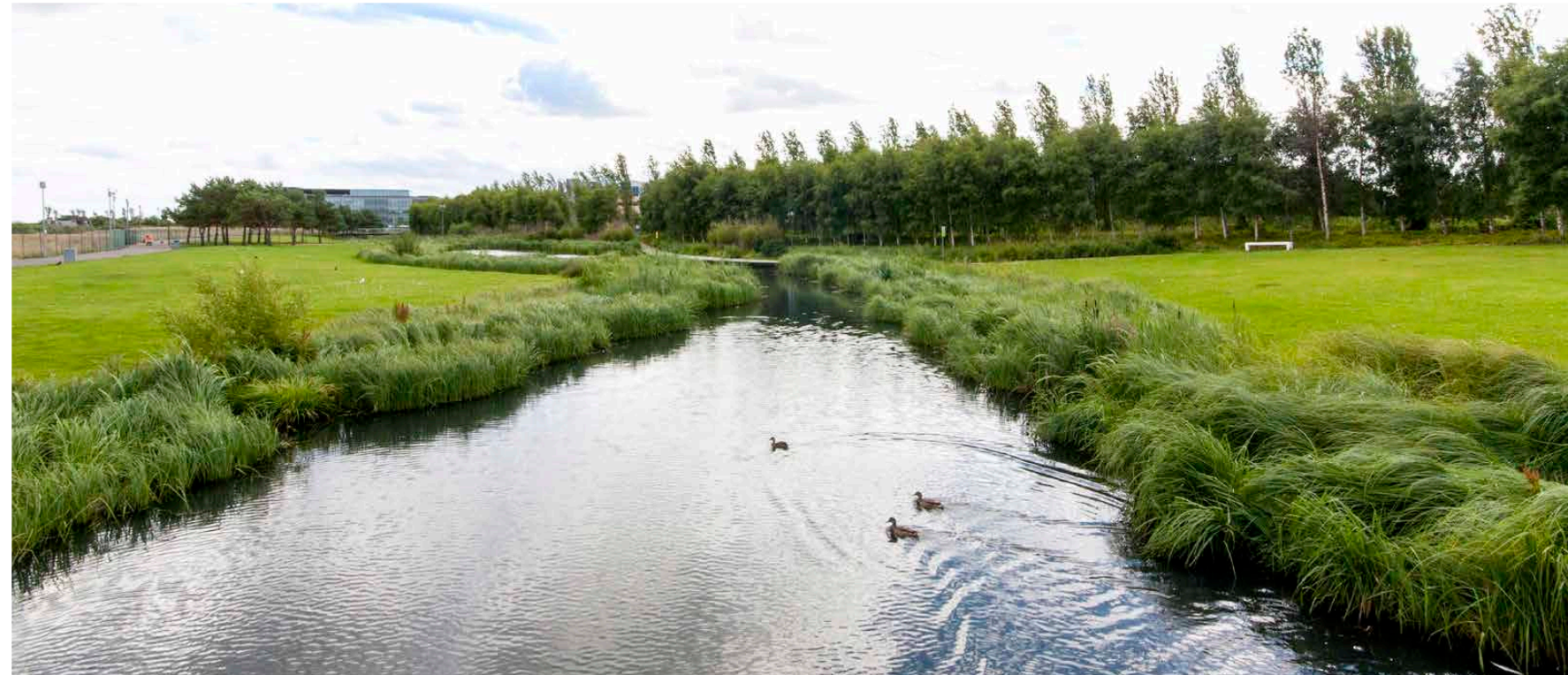
Granton boasts excellent local shopping facilities, including a Post Office and banking facilities. A large Lidl and B&M are only a few minutes walk from the flat as well as a Morrisons which is just a short walk down West Granton Road. The area features excellent transport links with direct buses to the Western General Hospital, as well as

to most Edinburgh districts including Leith (Ocean Terminal and the Shore), Stockbridge and the city centre/ Princes Street. There are a choice of different primary schools locally with Granton, Forthview and Pirniehall Primary Schools all within walking distance.

For those who prefer open-air recreational

facilities, Inverleith Park, Cramond Foreshore and the Royal Botanic Gardens are only a five to ten-minute drive away.

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.





27/3 ROYSTON MAINS CRESCENT

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

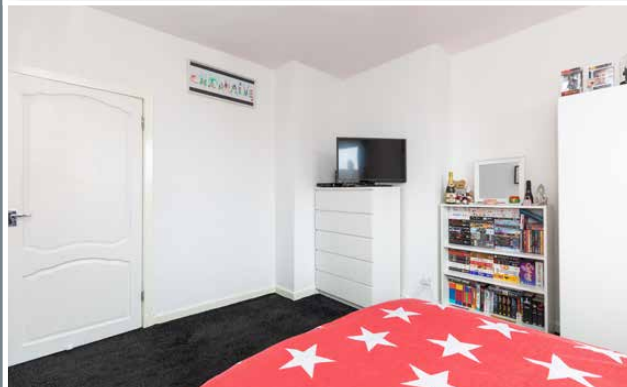
Internal accommodation is focused towards a spacious reception room. Naturally bright with a dual aspect, there is ample floor space for a variety of different furniture configurations. The modern fitted kitchen comprises a generous range of base and wall mounted units. A gas hob and electric oven are integrated while space is left for a free standing washing machine and fridge freezer. 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 free standing storage. The accommodation is completed by a modern shower room which is fully tiled and finished to the highest of standards.

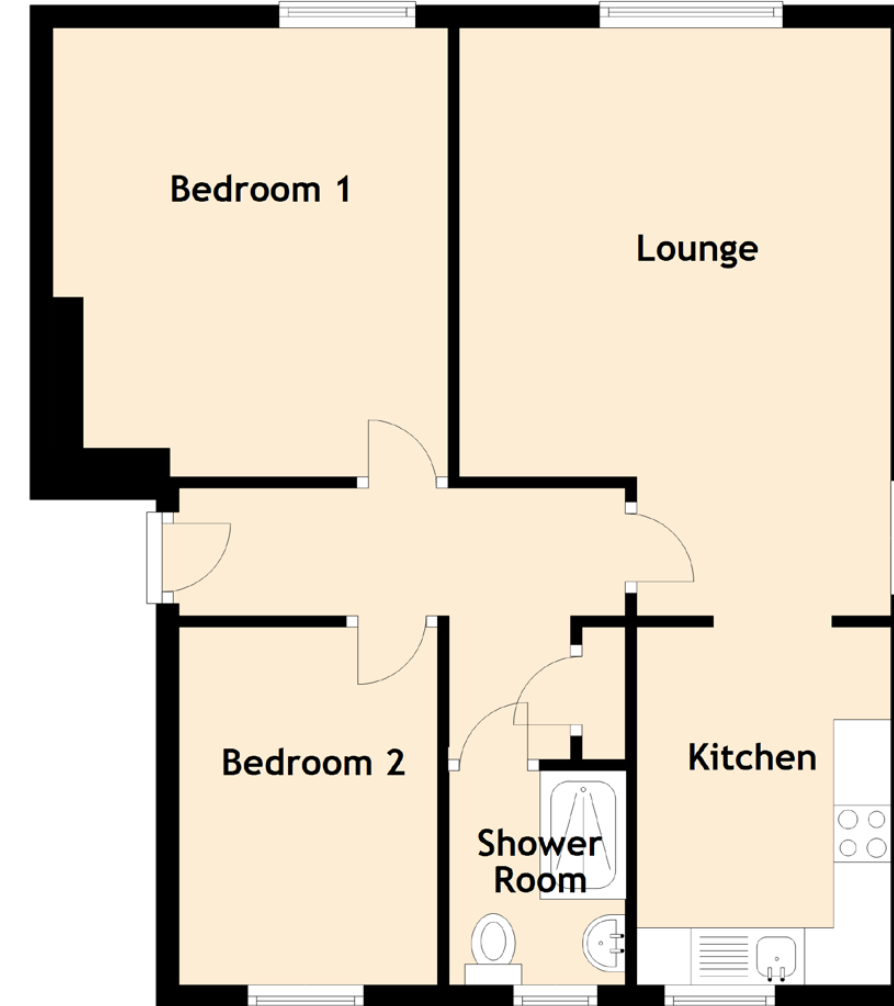
For extra warmth and comfort, the property enjoys gas central heating and double glazing. The boiler has also recently been upgraded to a modern Worcester combi.

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





THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.16m (16'11") x 3.79m (12'5")
Kitchen	3.14m (10'4") x 1.88m (6'2")
Bedroom 1	3.94m (12'11") x 3.47m (11'5")
Bedroom 2	3.22m (10'7") x 2.43m (8')
Shower Room	1.88m (6'2") x 1.39m (4'7")

Gross internal floor area (m²): 56m² | EPC Rating: C

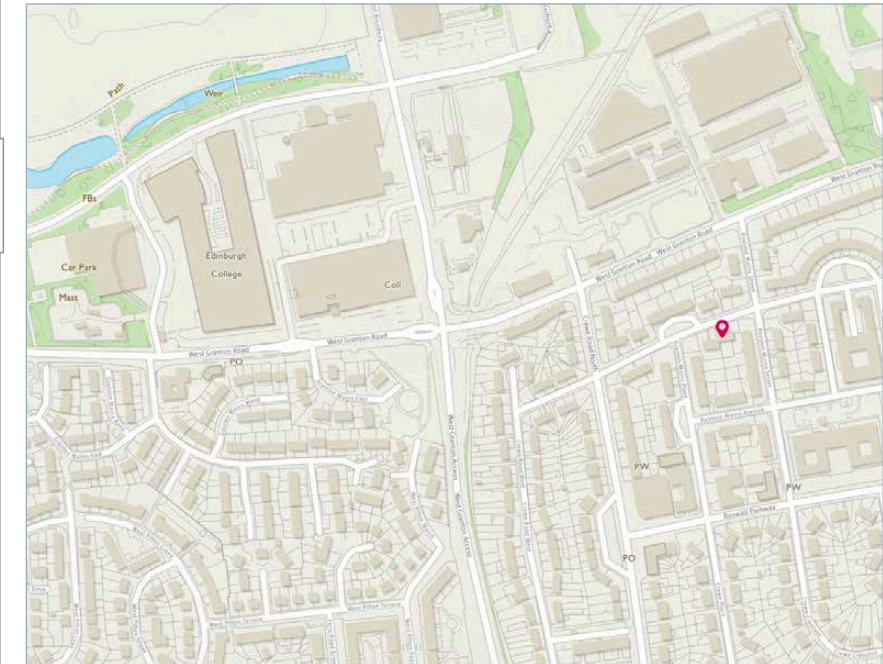


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