

# 4/4 Royston Mains Gardens

EDINBURGH, EH5 1NP



*McEwan Fraser Legal is delighted to present this two-bedroom flat in Royston Mains Gardens*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Royston Mains Gardens. The property is in walk-in condition and offers well-proportioned accommodation, modern upgrades, and a practical layout that will appeal to first-time buyers, professionals, and investors. The property also benefits from a pleasant outlook to the rear over the garden.

# THE LIVING ROOM



Inside, the property comprises a spacious living and dining area featuring an electric fireplace and a new UPVC double-glazed window, providing a bright and comfortable main living space.

# THE KITCHEN



The fully equipped kitchen is fitted with a gas hob, fan oven, freestanding white goods, and a window overlooking the back garden.



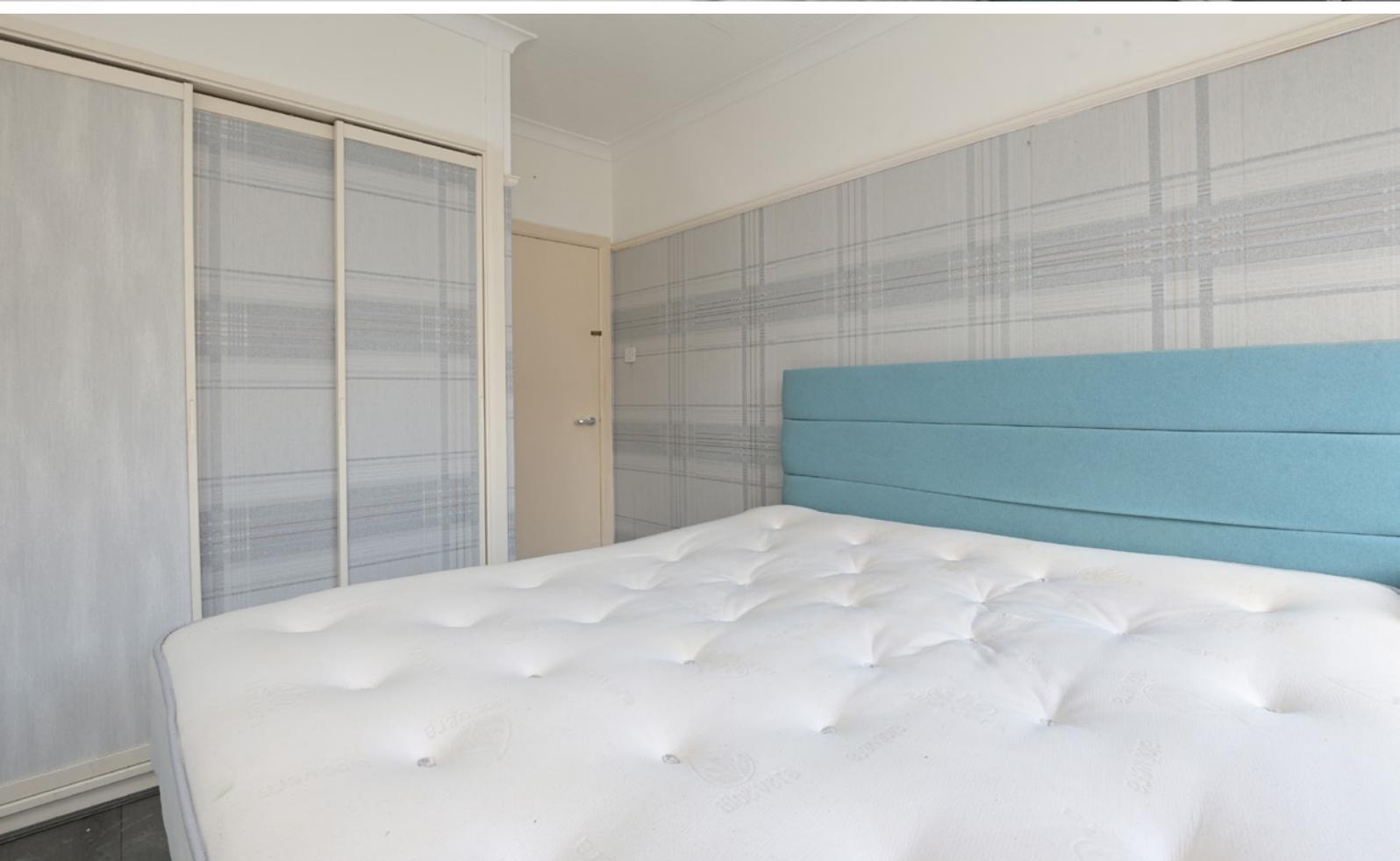


There are two generously sized double bedrooms, both benefiting from built-in wardrobes offering excellent storage, and a modern shower room with a main shower and a contemporary three-piece suite. The hallway also has a generous storage cupboard.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

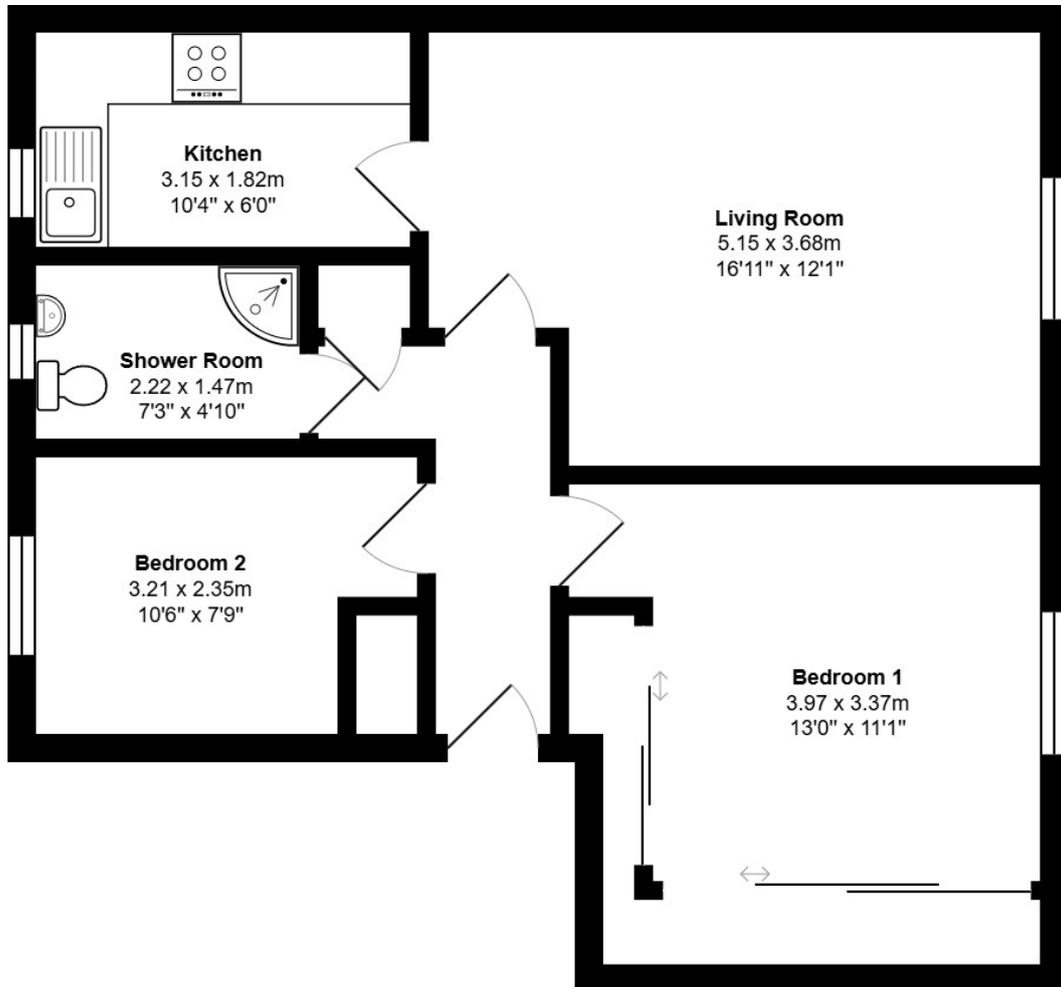


In addition, the property benefits from modern double-glazed windows throughout and a modern gas combi boiler, ensuring efficient heating and low running costs. This is a great opportunity to acquire a well-presented flat in a popular residential location, offering comfortable living with strong long-term appeal.

# EXTERNALS

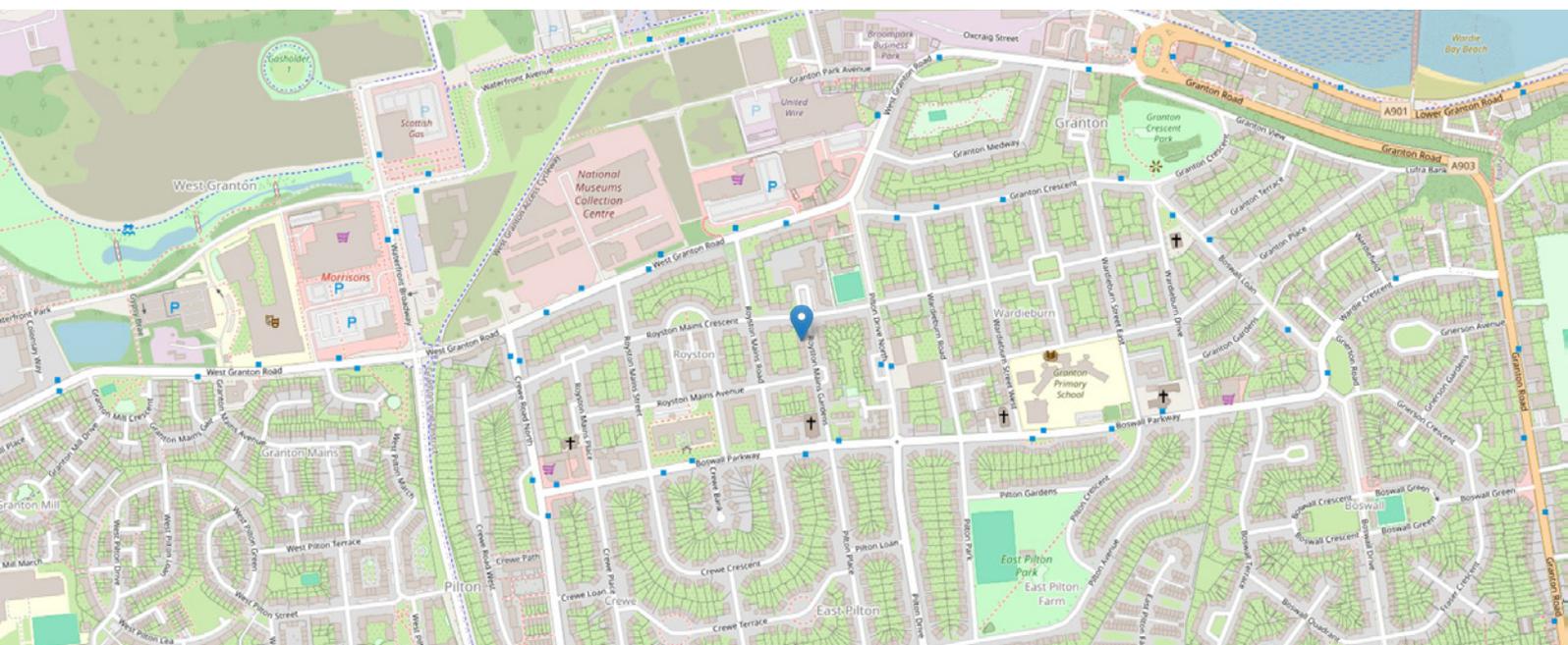


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Granton has some excellent local shopping facilities, including a post office and banking facilities. However, should these facilities prove insufficient, it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose, respectively. They also provide a full choice of building society, Post Office and banking services, along with an exceptionally broad choice of shopping facilities.





For those who prefer open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself. The development is situated next to Forthquarter Park, providing another pleasant destination for a Sunday afternoon walk.

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.

Edinburgh College and Craigroyston High School are an even shorter walk away and provide numerous community activities, courses and evening classes.



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