



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**Flat 2, 2 Colonsay Way**

GRANTON, EDINBURGH, EH5 1FB





# GRANTON

EDINBURGH, EH5 1FB

Colonsay Way is a centrally located residential cul-de-sac set within this modern development, conveniently placed close by to Cramond shore. There are excellent nearby amenities including a Morrisons superstore just five minutes walk away on West Granton Road, the open spaces of Inverleith Park and the Royal Botanic Garden, and the recreational activities available at the Ainslie Centre situated nearby to the property. A little further afield the charming shops and cafes of Stockbridge are within easy reach, and the city centre is just a short bus journey away. The property is also ideally located for those travelling further, as there is good road access to the Forth Road Bridge, M8 and Edinburgh Airport.





# FLAT 2, 2 COLONSAY WAY

GRANTON, EDINBURGH, EH5 1FB

An excellent opportunity has arisen to acquire this modern, two-bed second floor flat, well situated in the Granton area of Edinburgh.

Internally the accommodation is in excellent decorative order and briefly comprises: entrance hallway with large storage cupboard, open plan, lounge/kitchen/diner with access to a private balcony through French doors, the partially tiled kitchen features a freestanding fridge/freezer, four hob electric oven, extractor fan, master bedroom benefiting from a double built-in wardrobe, a further bedroom also benefiting from a storage cupboard, partially tiled bathroom with shower.

The development includes an on-site communal gym, bike store and recycling point. This property also benefits from gas central heating, full double glazing, secure door entry system, secure underground parking space with key-fob entry system, communal and secure courtyard to the rear of the property as well as adequate on-street parking to accommodate for visitors.

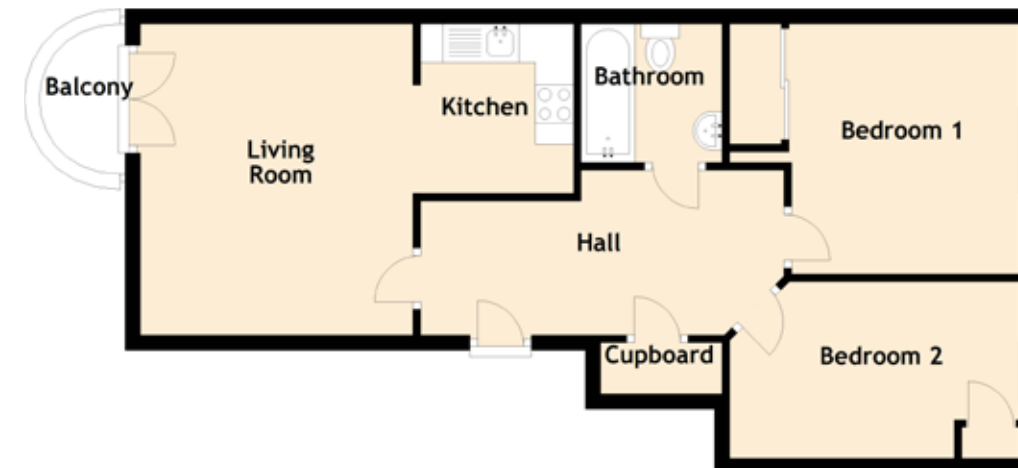






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	3.70m (12'2") x 3.40m (11'2")
Kitchen	2.50m (8'2") x 2.00m (6'7")
Bedroom 1	3.23m (10'7") x 3.02m (9'11")
Bedroom 2	3.80m (12'6") x 2.30m (7'7")
Bathroom	2.02m (6'8") x 1.84m (6')

Gross internal floor area (m²): 50m²  
EPC Rating: B



LOCAL AMENITIES



BUS LINKS



NEAR SCHOOLS

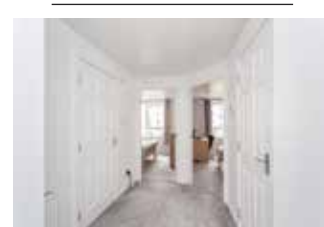


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