



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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1, 2 Colonsay Way

EDINBURGH, EH5 1FB

# GRANTON

EDINBURGH, EH5 1FB

Granton has many excellent local shopping facilities including a Post Office and banking facilities, as well as a Morrisons Supermarket and Pure Gym only five minutes from the property. 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.

For those who prefer open-air recreational facilities, Granton Foreshore, Silverknowes Promenade and Cramond Beach are all within walking distance of the property

Locally, the village gym and 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.



# 1, 2

## COLONSAY WAY

GRANTON, EDINBURGH, EH5 1FB



Internally the accommodation is in excellent decorative order and briefly consists of an entrance hallway with large storage cupboard, the main bathroom and the second bedroom are also situated on this level which has access to a small terrace to the front of the property.

To access the open plan, recently modernised kitchen/lounge/diner you only need to go up a few steps which takes you into the bright living space. The kitchen is equipped with fully integrated appliances which are, washing machine, fridge, freezer, dishwasher, fan oven and microwave. This area benefits from large windows and also access to a private decking area to the rear communal courtyard.

Going up another set of stairs there is a mezzanine level which looks over the kitchen/lounge/diner space and could be used as either snug or an alternate dining area. The master bedroom benefits from a built-in wardrobe and gives access to a balcony facing the front of the property. In addition to this, the master bedroom also features an en-suite with a shower, toilet and sink.

This property also benefits from gas central heating, full double glazing, a secure door entry system, secure bike store, secure underground parking space with key-fob entry system, a communal courtyard to the rear of the property as well as adequate on-street parking to accommodate for residents and visitors alike.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.30m (10'10")
Kitchen	4.00m (13'1") x 2.40m (7'10")
Mezzanine Dining Area	3.83m (12'7") x 2.00m (6'7")
Bedroom 1	5.15m (16'11") x 3.82m (12'6")
Bedroom 2	4.00m (13'1") x 3.84m (12'7")
Bathroom	2.27m (7'5") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup> | EPC Rating: B

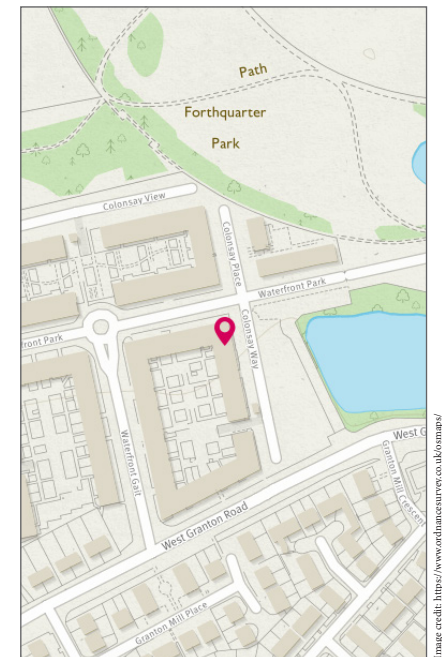


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