

32 Kingsburgh Crescent

GRANTON, EDINBURGH, EH5 1JF



*GENEROUSLY PROPORTIONED FOUR
BEDROOM TOWNHOUSE IN GRANTON*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this generously proportioned four-bedroom townhouse in Edinburgh's popular development within Granton.

Inside, the property comprises of a fully equipped kitchen/diner which is generously proportioned, has a balcony which floods the area with natural light. The kitchen is fitted with gas hob, fan oven, fridge freezer and dishwasher which are integrated.







There is a spacious living room with balcony access and various possibilities for furniture configurations.







The house has four bedrooms, of which three are on the second floor and one on the ground floor. The master bedroom benefits from an en-suite and integrated wardrobes with the other three bedrooms offering options for free-standing furniture.







Bedroom 2





Bedroom 3





Bedroom 4





The property boasts three bathrooms and a WC. There is an en-suite and family bathroom on the second floor, with WC on the first floor and there is a Jack and Jill bathroom accessed from bedroom four and the ground floor hallway.







The property further benefits from a utility room and a garage conversion, which creates an additional family space on the ground floor or perhaps home office space if needed.





Gross internal floor area (m²): 168m²

EPC Rating: B



In addition to this, the property includes double drive, free on-street parking, double glazed windows and modern gas central heating, creating a cosy and cost-efficient family home, year-round.





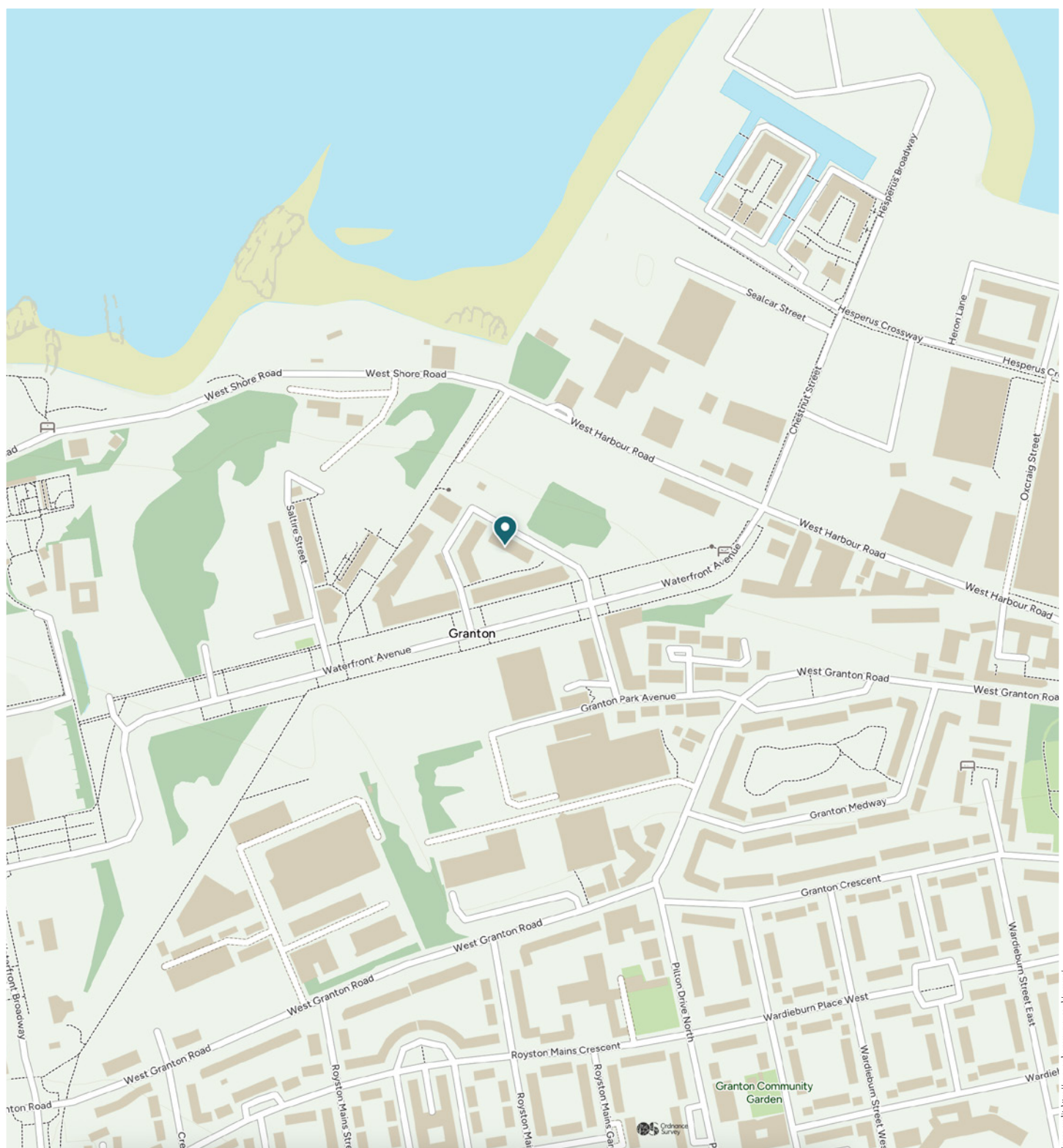


Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike.

Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. The development is situated next to Granton Harbour, offering views of the Firth of Forth and opportunities for leisure activities along the promenade. Forthquarter Park provides another pleasant destination for a Sunday afternoon walk.

Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. Ainslie Park Leisure Centre is a short drive away and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria, and bar.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.