



**36 KINGSBURGH CRESCENT
GRANTON
EDINBURGH
EH5 1JF**

**OFFERS AROUND
£275,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STYLISH AND
MODERN FOUR
BEDROOM MID
TERRACED
TOWNHOUSE WITH
FABULOUS OPEN
OUTLOOK AND
PRIVATE GARDEN**

VIEWING:
SUNDAY 2 - 4 PM OR
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

This is a bright, attractive and spacious terraced townhouse offering superb open views over the Firth of Forth. The property is located in a popular district close to good local shops and amenities with Newhaven Harbour, the Next Generation Sports and Leisure Club, the Royal Yacht Britannia, bars, restaurants and the Ocean Terminal shopping complex and cinema all within easy walking distance. Regular bus services run close by giving quick and easy access to and from the city centre. The property is in catchment for the highly regarded Broughton High School and close to Edinburgh College.

Internally the property is in excellent decorative order throughout and benefits from gas central heating and double glazing. The integrated kitchen appliances are included in the sale together with the American style fridge/freezer.

A driveway provides off street parking and leads to an integrated single garage. There is a full enclosed garden to the rear of the property.

Detailed Accommodation

Ground Floor:

Vestibule:

Tiled floor. Storage cupboard.

Hall;

Welcoming entrance hall. Double shelved storage cupboard. Cupboard housing central heating boiler. Shelved under stair storage cupboard. Door to garage. Radiator. Tiled floor. Staircase.

Utility Room:

Good sized utility room with fitted base units. Work surface with integrated stainless steel sink and tiled splash back. Clothes pulley. Storage cupboard. Plumbed for washing machine. Door to garden.

Bedroom 3:

Double bedroom with patio doors to garden. Radiator. Carpet. Door to:

En Suite/ Shower Room:

Dual access to bedroom and hall. Shower compartment with mixer shower. White two piece suite comprising wash hand basin and WC. Extractor. Mirror. Radiator. Tiled floor.



Garage:

Integrated single garage with up and over door, power and light.

First Floor:

Hall:

Radiator. Solid wood flooring. Staircase to top floor.

Lounge:

Bright and spacious lounge with French doors leading to small balcony with open views to the Firth of Forth. Window to front. TV point. Two radiators. Solid wood flooring.



Dining Kitchen:

Stylish, full fitted dining kitchen with matching wall and base units. Integrated 5 ring gas hob, electric double oven and hood. Integrated dishwasher and microwave. Ample work surfaces with integrated stainless steel sink and drainer and tiled splash back. The American style fridge/freezer is included in the sale. The dining area has space for a large dining table and chairs. French doors to balcony. Window overlooking garden. Walk in shelved storage cupboard. Radiator. Solid wood flooring.

WC:

White two piece suite comprising wash hand basin and WC. Extractor. Heated towel rail. Tiled floor.

Top Floor:

Hall:

Skylight. Two storage cupboards. Radiator. Carpet.

Family Bathroom:

White three piece suite comprising bath, inset wash hand basin and WC. Tiled around bath. Fitted wall and base storage units with integrated mirror. Extractor. Heated towel rail. Tiled floor.

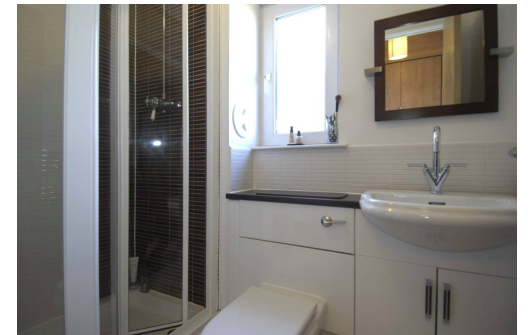


Master Bedroom:

Large double bedroom with window to rear overlooking garden. Extensive built in wardrobe with hanging space and shelving. Radiator. Carpet. Door to:

En Suite Shower Room:

Shower compartment with mixer shower. White two piece suite comprising inset wash hand basin and WC. Frosted window to rear. Extractor. Heated towel rail. Tiled floor.



Bedroom:

Further good sized double bedroom with window to front with open outlook. Shelving. Attic access hatch. Radiator. Carpet.

Bedroom:

Window to front again with open outlook. Radiator. Carpet.

Attic:

Floored attic Ramsay ladder providing excellent additional storage space.

External:

A driveway to the front provides off street parking. The rear garden is full enclosed and features a patio and good sized lawn

Energy Efficiency Rating:

C



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

