



16 Kingsburgh Crescent,
Edinburgh, EH5 1JF



35/5 Giles Street,
Edinburgh, EH6 6DS

Providing deceptively spacious family living over three floors is this lovely terraced townhouse. Forming part of a modern development in the sought after Granton area which is a short walk to Granton Beach, the house benefits from gas central heating, double glazed windows along with an exclusive rear garden, driveway and large garage storage.

The accommodation includes an entrance vestibule with cupboard which leads to the hallway with two cupboards and a cloakroom with two piece white suite. The striking, contemporary dining kitchen has a door and French style doors leading to the rear garden and has been fully refurbished by the current owners. Fitted with stylish base and wall units with a large central island there is an oven, hob, full height fridge, wine cooler, dishwasher and washing machine. Also on the ground floor is an office which forms part of the garage and a door leads from the office to a large storage area, the partition wall is thought to be easily removed to provide a full single garage. On the first floor is a large rear facing lounge with balcony and the master bedroom with front facing balcony and window, 2 double wardrobes and an en suite shower room. On the top floor landing there are two cupboards and a sky light window. There are four bedrooms, one with en suite shower room and a family bathroom.

Externally, to the front is a driveway for two cars and to the rear is a garden with patio and lawn. A gate leads to a shared residents garden to the rear.

Early internal viewing of this lovely family home is essential.

The property is located within walking distance of many local amenities including Edinburgh College and Ainslie Park Leisure Centre. Regular bus service provides easy access to nearby Granton Beach, the city centre and the popular Shore area with its wealth of shops, bars and restaurants.





Accommodation

Lounge:	5.05m x 4.42m	(16'7" x 14'6")	Bedroom 2:	5.23m x 2.72m	(17'2" x 8'11")
Dining Kitchen:	5.84m x 4.75m	(19'2" x 15'7")	En Suite 2:	1.96m x 1.55m	(6'5" x 5'1")
Office:	2.54m x 2.5m	(8'4" x 8'2")	Bedroom 3:	3.78m x 2.72m	(12'5" x 8'11")
WC:	2.54m x 1.24m	(8'4" x 4'1")	Bedroom 4:	2.62m x 2.29m	(8'7" x 7'6")
Master Bedroom:	5.05m x 4.11m	(16'7" x 13'6")	Bedroom 5:	3.18m x 2.26m	(10'5" x 7'5")
En Suite:	2.84m x 1.2m	(9'4" x 3'11")	Bathroom:	2.72m x 1.75m	(8'11" x 5'9")
			Garage Storage:	3.12m x 2.54m	(10'3" x 8'4")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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