



Flat 6, 4 Colonsay View, Edinburgh

Offers Over £220,000



Flat 6

4 Colonsay View, Edinburgh

Modern 2nd-floor, 3-bed apartment in Colonsay View, Edinburgh with lift, secure parking, open-plan living, en-suite, study, double glazing, excellent storage, and great city access. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Located on the second floor of a modern, well-maintained development
- Lift access to all floors
- Bright and spacious open-plan living and dining area
- Modern fitted kitchen with ample storage and worktop space
- Principal bedroom with built-in wardrobes and private en-suite shower room
- Generous second double bedroom with fitted mirrored wardrobes
- Double glazing and gas central heating
- Secure underground allocated parking space
- Excellent transport links to Edinburgh City Centre and surrounding areas



Living room

16' 9" x 23' 0" (5.10m x 7.00m)

The spacious open-plan living room is a bright and welcoming space, designed to offer both comfort and versatility. Large windows flood the room with natural light, creating an airy and inviting atmosphere throughout the day. The generous layout provides ample space for both relaxing and entertaining, with plenty of room for a comfortable lounge area as well as a dining space. Finished in neutral tones with modern flooring, the living area offers a contemporary feel while providing the perfect blank canvas for tenants to make the space their own. The open-plan design enhances the sense of space and seamlessly connects the living area with the kitchen, making it ideal for modern living and social gatherings. Whether you're enjoying a quiet evening at home or hosting friends and family, this stylish and well-proportioned living room offers a comfortable setting to suit every lifestyle.

Kitchen

16' 9" x 23' 0" (5.10m x 7.00m)

The modern fitted kitchen has been thoughtfully designed to combine style and practicality. Featuring an excellent range of wall and base units, the kitchen offers ample storage space along with generous worktop areas, making it ideal for both everyday cooking and entertaining. Finished with attractive wood-effect cabinetry and contemporary tiled splashbacks, the kitchen creates a warm and welcoming atmosphere while maintaining a modern feel. Integrated appliances provide convenience and functionality, while the open-plan layout allows the kitchen to flow seamlessly into the living and dining area, making it the heart of the home. Bright, spacious and well-appointed, this kitchen provides everything needed for comfortable modern living.





Principal bedroom

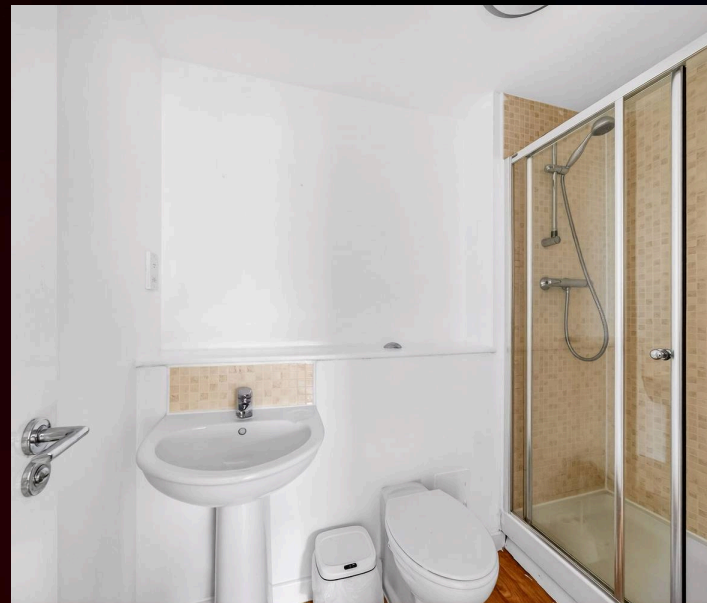
9' 10" x 12' 10" (3.00m x 3.90m)

The generously sized principal bedroom offers a bright and peaceful retreat, perfect for unwinding at the end of the day. Large windows allow plenty of natural light to fill the room, enhancing the sense of space and creating a calm, welcoming atmosphere. Designed with both comfort and practicality in mind, the bedroom provides ample space for a king-size bed and additional furniture. The built-in mirrored wardrobe offers excellent storage while helping to maximise light and create an even greater feeling of space. Finished in neutral tones with modern flooring, this elegant bedroom provides a stylish and versatile setting that can easily accommodate a range of interior styles, making it an ideal main bedroom for comfortable everyday living.

En-suite

7' 9" x 5' 9" (2.35m x 1.75m)

The en-suite shower room provides a practical and convenient addition to the principal bedroom. Bright and well-maintained, the space features a shower enclosure, wash hand basin, and WC, offering everything required for comfortable day-to-day living. Finished in light, neutral tones, the en-suite benefits from a clean and fresh appearance, creating a bright and functional space. The private en-suite layout adds an extra level of comfort and convenience, making the principal bedroom an ideal private retreat within the home.





Bedroom

6' 11" x 8' 10" (2.10m x 2.70m)

The versatile third room offers flexible accommodation and can be adapted to suit a variety of needs. While compact in size, it provides an ideal space for a home office, study, nursery, dressing room, or occasional guest bedroom. Benefiting from natural light and finished in neutral tones with modern flooring, the room feels bright and welcoming. Its practical layout makes it particularly well-suited for those working from home or seeking additional space beyond the main bedrooms. A valuable addition to the property, this room enhances the overall flexibility of the accommodation and can easily be tailored to meet individual lifestyle requirements.

Bedroom

9' 6" x 8' 10" (2.90m x 2.70m)

The spacious second bedroom is a bright and well-proportioned room, offering comfortable accommodation for family members, guests, or sharers. Large windows allow plenty of natural light to enter, creating a warm and inviting atmosphere throughout the day. The room benefits from built-in mirrored wardrobes, providing excellent storage while enhancing the sense of space and light. Finished in neutral décor with modern flooring, the bedroom offers a stylish and versatile setting that can easily accommodate a double bed and additional furnishings. Comfortable, practical, and well-presented, this attractive bedroom is an excellent addition to the property and provides flexible living arrangements to suit a range of lifestyles.





GARDEN

The development is surrounded by attractive, well-maintained communal landscaped gardens, providing residents with a pleasant outdoor environment to enjoy throughout the year. The green spaces offer a peaceful setting for a morning coffee, a stroll, or simply relaxing outdoors, adding to the overall appeal of the development. For those who enjoy walking, running, or cycling, the property is ideally positioned close to the scenic waterfront areas of Cramond and Silverknowes. The beautiful Cramond shoreline, promenade, and beach are just a short distance away, offering stunning views across the Firth of Forth and access to a variety of coastal walking routes. The popular River Almond Walkway and Cramond Village provide further opportunities for outdoor recreation, making this an excellent location for those who appreciate nature and an active lifestyle while remaining within easy reach of Edinburgh City Centre.

OFF STREET

1 Parking Space

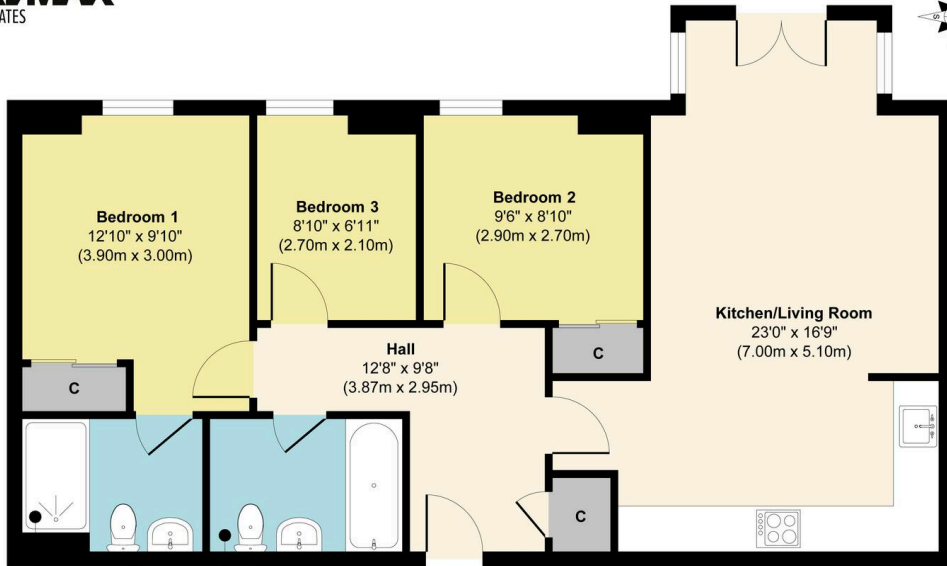
Parking In addition to the secure underground allocated parking space, the development benefits from ample unrestricted on-street parking directly outside the building, providing convenient parking options for residents and visitors alike. The wide surrounding streets and plentiful parking availability ensure day-to-day convenience, making it easy for guests to visit without the need for permits or additional parking arrangements. Combined with the property's excellent transport links, this adds further practicality to an already well-connected and desirable residential location.

SECURE GATED

1 Parking Space

Secure Underground Parking The property benefits from a secure allocated underground parking space, providing residents with convenient, sheltered parking throughout the year. Located within the development's





En-suite
7'9" x 5'9"
(2.35m x 1.75m)

Bathroom
8'4" x 5'9"
(2.54m x 1.74m)

Flat 6

Approx. Gross Internal Floor Area 785 sq. ft / 73.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current	Potential
83	83

England, Scotland & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

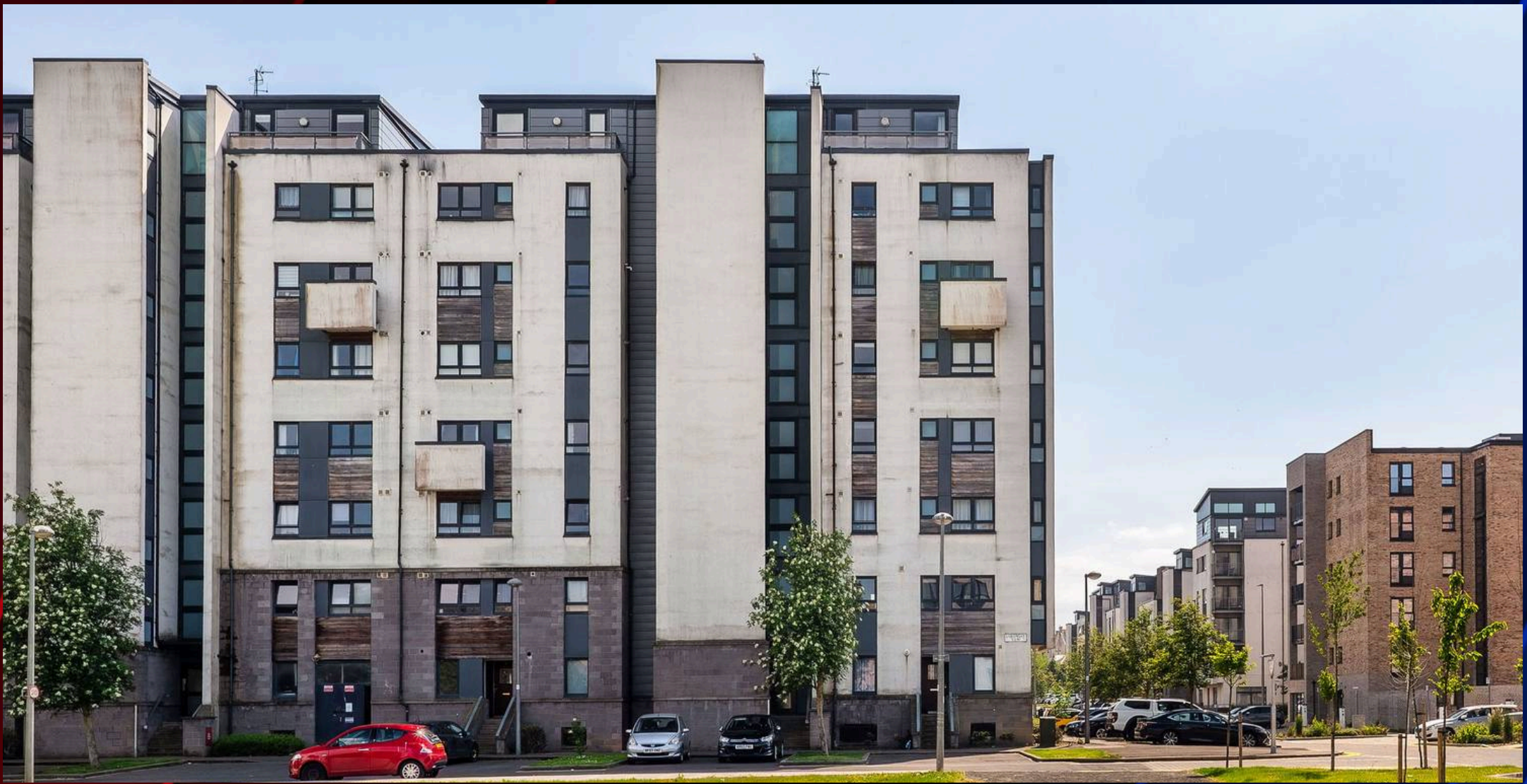
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current	Potential
87	87

England, Scotland & Wales

EU Directive 2002/91/EC





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