



Solicitors & Estate Agents











Offers Over

£205,000

4/5 Hesperus Crossway

Granton | Edinburgh | EH5 1GH

Neilsons are delighted to offer to market this stunning first floor two bedroom flat quietly situated within an established modern development in Granton. Boasting a private balcony and secure underground parking while being positioned close to an excellent range of local amenities, beautiful walks and transport links. This gem of a property will undoubtedly appeal to first-time buyers, professionals and investors. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Communal gardens
-  Allocated underground parking
-  Passenger lift
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with a storage cupboard, bright and airy lounge/kitchen/diner with a stylish fully-fitted kitchen space complete with a range of integrated white goods and under-unit lighting as well as sliding glass doors to the lovely private balcony, generous first double bedroom with a large walk-in wardrobe and further integrated wardrobes with sliding doors, second sizeable single bedroom with a lovely dual-aspect outlook and integrated wardrobes, and a fully-paneled shower room with a double cubicle and rainfall shower.

Further benefits gas central heating with underfloor heating throughout the lounge and bedrooms, double glazing and a passenger lift in the building for ease of access.

Factor fees are payable of approximately £100 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and fridge-freezer. Light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is pleasantly situated with attractive communal grounds with a courtyard to rear and secure underground parking space. There is also ample on-street parking available within the area.

Viewing

By appointment through Neilsons 0131 625 2222.



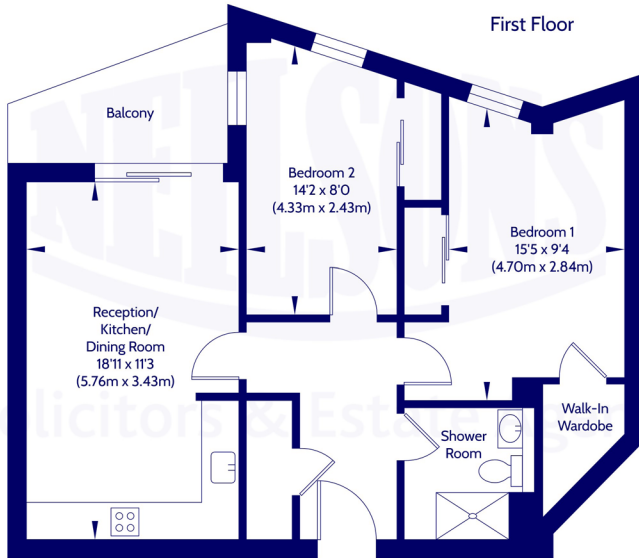


Location

The property is located within the popular Granton area of Edinburgh and is conveniently placed for access to many local amenities. The property is within easy access to the stunning Botanic Gardens, Newhaven Harbour and the David Lloyd Health Club. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. The Ocean Terminal Shopping and Cinema Complex with its high street name stores, bars and restaurants is also within easy reach making this a very popular and convenient location in which to live. For the commuter an efficient public transport network operates to other parts of the city and surrounding areas. The City Bypass and main motorway networks are also within easy commuting distance. The property is also only a short walk to Newhaven tram links.



Approx. Gross Internal Floor Area 63.52 Sq M / 684 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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