



4/12 Hesperus Crossway

Granton, Edinburgh, EH5 1GH

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This stylish third-floor apartment is an exceptional two-bedroom residence which forms part of a sought-after modern development, situated by Granton Harbour. The wonderful home offers bright and spacious rooms that are presented in true move-in condition, with an appealing blank canvas throughout. It further boasts open-plan living, a private balcony, and secure underground parking. It is perfect for a wide variety of buyers, seeking outstanding accommodation.

A secure shared entrance and a lift service lead up to the apartment, which opens into an inviting hall with generous built-in storage. To the left is the open-plan kitchen, living and dining room. Here, dual-aspect glazing ensures a flood of daily light, whilst crisp white décor amplifies the airy ambience. Easy-to-maintain flooring brings a warm dash of colour to the room, as spacious proportions accommodate an excellent choice of lounge and dining furniture. Neatly zoned and arranged in an L-shape, the kitchen area has generous cabinet storage and workspace, appointed in wood and stone effect hues (respectively). It is an attractive and modern look, enhanced by undercabinet lighting and seamlessly integrated appliances (oven, gas hob, extractor hood, and fridge/freezer). An undercounter washing machine is also included. From here, glazed doors slide open to a charming private balcony, which is sheltered and offers elevated views over the harbour.

Features

- An exceptional third-floor apartment
- Presented in true move-in condition
- Part of a sought-after modern development
- Desirable location by Granton Harbour
- Secure shared entrance and a lift service
- Entrance hall with generous storage
- Open-plan kitchen/living/dining room
- Generously appointed, modern kitchen
- Private balcony with elevated harbour views
- Two double bedrooms with built-in wardrobes
- Premium bathroom with overhead shower
- Well-maintained communal garden
- Allocated parking in secure underground carpark
- Underfloor heating throughout
- Double-glazed windows throughout
- EPC Rating - **TBC**





“Open-plan kitchen/living/dining room,
a generously appointed, modern kitchen
and a private balcony with
elevated harbour views”







On the opposite side of the hall, the two double bedrooms continue the neutral palette, whilst adding thick carpets for optimal underfoot comfort. The principal bedroom also features a built-in mirrored wardrobe and additional storage, whereas the second bedroom has a built-in wardrobe. If desired, the second bedroom also offers flexibility of use, such as a nursery (as currently shown) or even an office – perfect for a variety of buyers. Finally, the family bathroom has a premium design, fitted with a hidden-cistern toilet, a floating washbasin, a large mirror, and a bath with an overhead shower. For optimal comfort, the property has double-glazed windows and wet underfloor heating throughout via a gas boiler, except the bathroom which has electric underfloor heating for added convenience.

Outside, the development provides a well-maintained communal garden that comes complete with a children's play area. In addition, residents have access to secure underground carparking with allocated spaces.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.

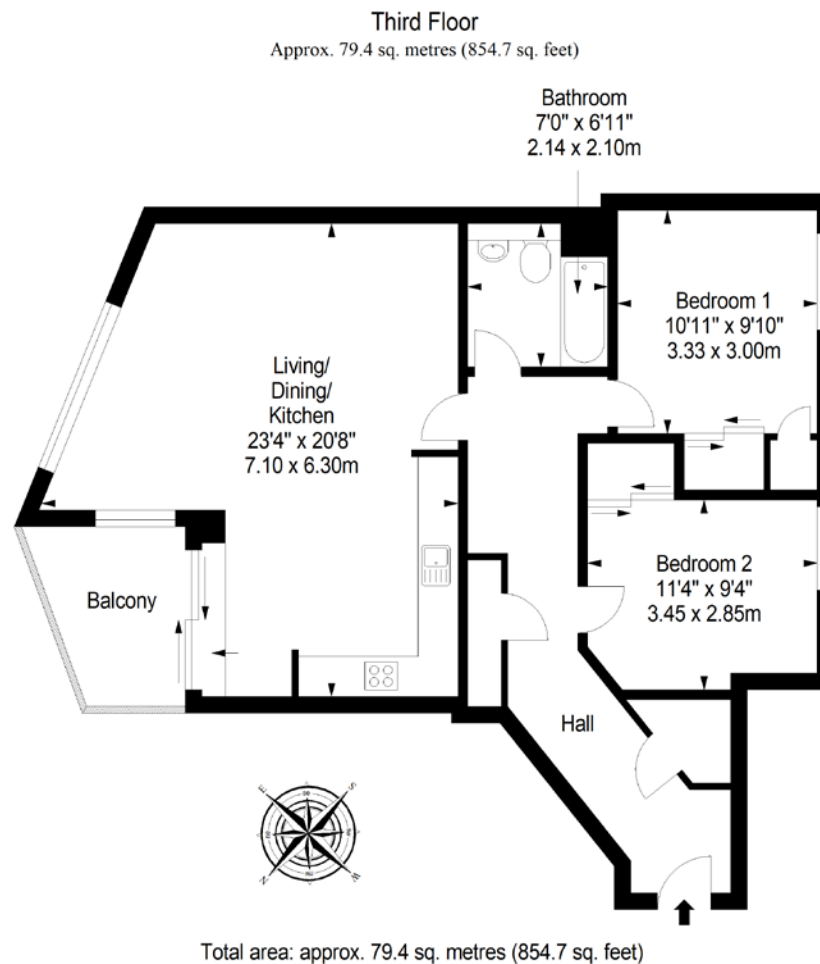
Granton, Edinburgh

Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years. The area, which lies under four miles north of the city centre, is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth. Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station, a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre, which is home to an array of high-street stores, a multi-screen cinema and a selection of family restaurants. With a wide variety of leisure activities right on its doorstep, Granton has something for everyone: from tranquil strolls along the waterfront promenade towards picturesque Cramond to exhilarating sailing and water sports at the marina. Granton is within the catchment area for well-regarded state schools and is well placed for some of the finest independent schools in the country. Thanks to its northerly location, the area enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport and Queensferry Crossing. Comprehensive public transport services and a vast cycle path network also provide fantastic links into the city centre and beyond.





Floorplan



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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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