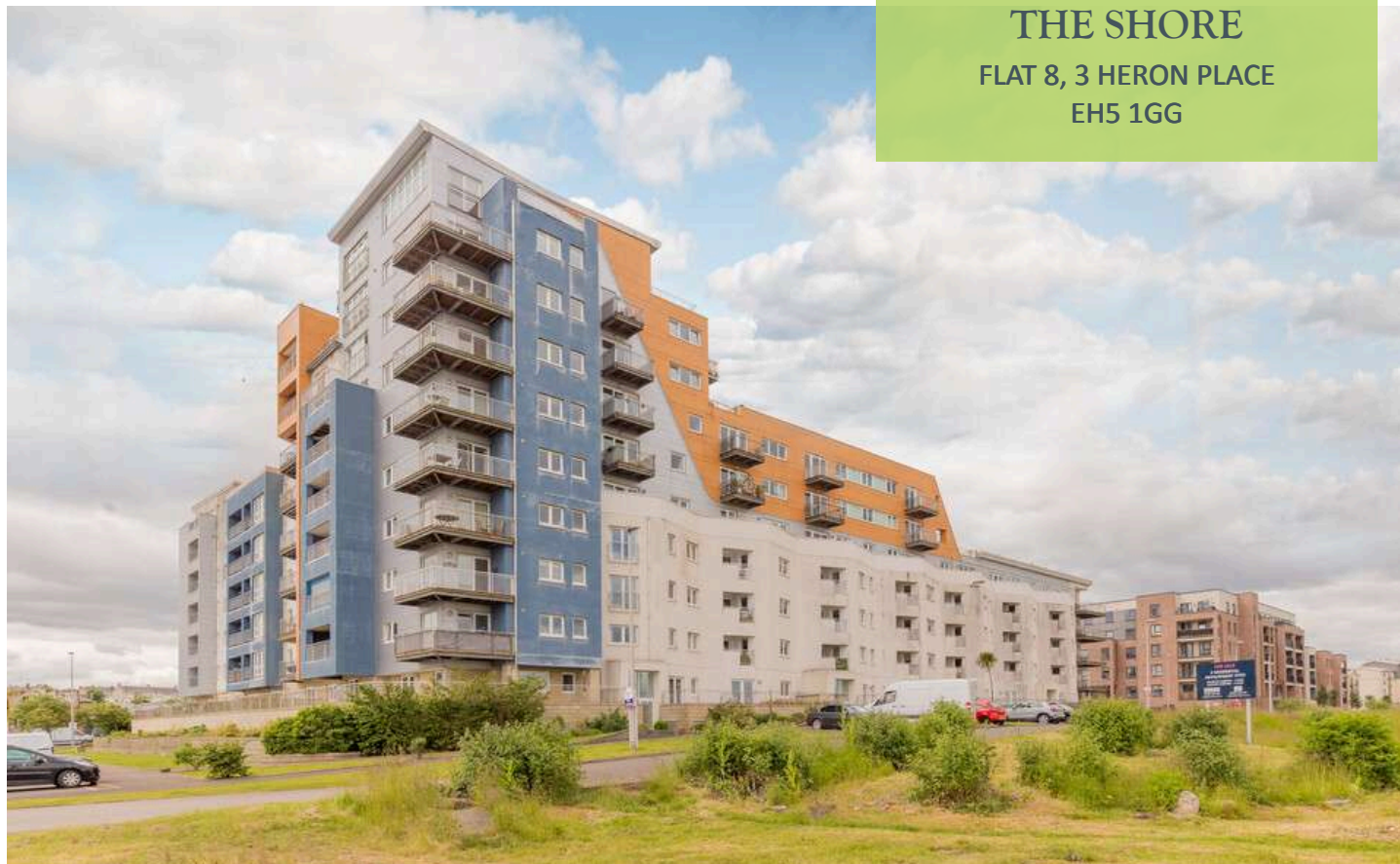


THE SHORE

FLAT 8, 3 HERON PLACE
EH5 1GG



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EPC RATING: B

OFFERS OVER £190,000



MODERN TWO DOUBLE BEDROOM APARTMENT WITH BALCONY WITH AMAZING VIEWS OVER THE FIRTH OF FORTH

This wonderful two bed, second floor waterfront flat has outstanding views across the Marina to Inchcolm Island from its fabulous balcony. Internally it has a good sized sociable open plan kitchen/living/dining room together with two double bedrooms and a large bathroom. The block has lift access and well maintained communal courtyard gardens with a children's swing park. There is also a secure underground parking space. This would make a wonderful home for young professionals or a small family.

VIEWING

Sun 12-2pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Large open hallway with two handy storage cupboards
- Open plan kitchen/living/dining room with good range of units & appliances and sliding doors to the balcony
- Spacious master bedroom with views, fitted wardrobes and a further small boxroom that could be used for storage or as a study
- Second double bedroom again with views & fitted wardrobes
- Fully tiled bathroom with bath with mains shower over, sink & wc with small granite worktop
- Gas underfloor central heating from recently serviced Vaillant combi boiler
- Double glazed windows
- Private balcony with space for a table & chairs and panoramic views over the harbour
- Communal courtyard gardens with decked areas to relax, planting and a children's swing park
- Secure underground parking space (98) and free off street parking on the development
- The development is maintained by James Gibb at a cost of £300 - £500 per quarter to cover block buildings insurance, CCTV at entrances and maintenance of the building & grounds
- Disabled access via a chair lift from entrance to upper ground floor lift

AREA

The Shore is under four miles north of the city centre and have seen significant redevelopment in recent years, 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. The quaint harbour and listed industrial landmarks are charming reminders of this area's rich and vibrant heritage. Granton is served by a superb range of local services & amenities including a large Morrisons supermarket & petrol station, a 24-hour ASDA in neighbouring Newhaven and the Ocean Terminal shopping centre, with its 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 & water sports at the marina. The property is in the catchment for Granton & Holy Cross RC Primary Schools and Broughton & St Thomas of Aquin's RC High Schools. There are comprehensive public transport services available nearby, together with a vast cycle path network providing fantastic links into the city centre and beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, new oven, cooker hood, integrated fridge freezer and washing machine are included in the sale.

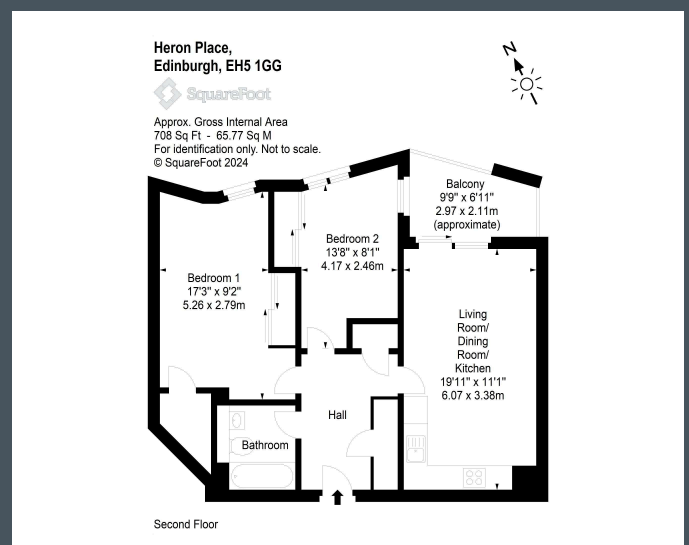
HOME REPORT VALUATION

£200,000

Kitchen/living/dining room	19'11 x 11'1 (6.07x3.38m)
Bedroom 1	17'3 x 9'2 (5.26 x 2.79m)
Bedroom 2	13'8 x 8'1 (4.17 x 2.46m)
Balcony	9'9 x 6'11 (2.97 x 2.11m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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