

Flat 2,4 Hesperus Crossway

GRANTON, EDINBURGH, EH5 1GH



*Modern waterfront flat with terrace
and secure underground car park*



0131 524 9797



www.mcewanfraserlegal.co.uk

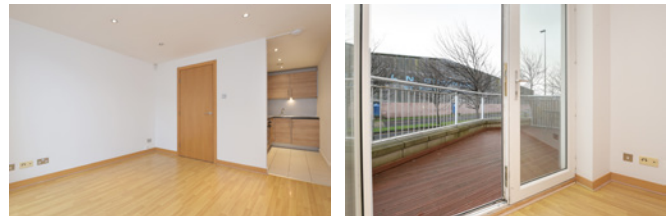


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this immaculate one-bedroom ground-floor flat that sits within a modern development beside Granton Harbour, offering contemporary living in a vibrant and fast-growing coastal neighbourhood. The property is finished to a high standard throughout and benefits from gas central heating, double glazing, a secure entry system and a private secure underground car park.

THE LIVING ROOM

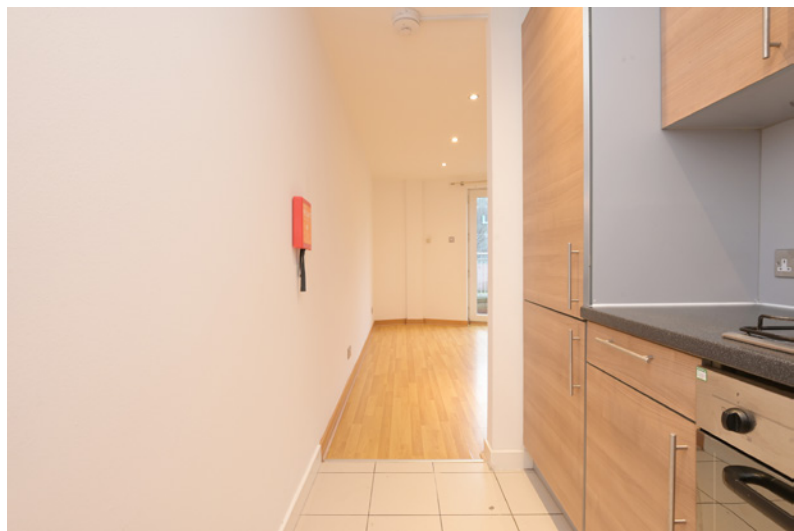


The bright and well-proportioned living room provides direct access to a private terrace, creating an appealing indoor-outdoor flow that is ideal for relaxing or entertaining.

THE KITCHEN



Just off the living area is a stylish galley kitchen, thoughtfully designed with excellent storage and worktop space.





The spacious double bedroom offers a calm and comfortable retreat, while the modern bathroom completes the accommodation.

THE BATHROOM



THE BEDROOM

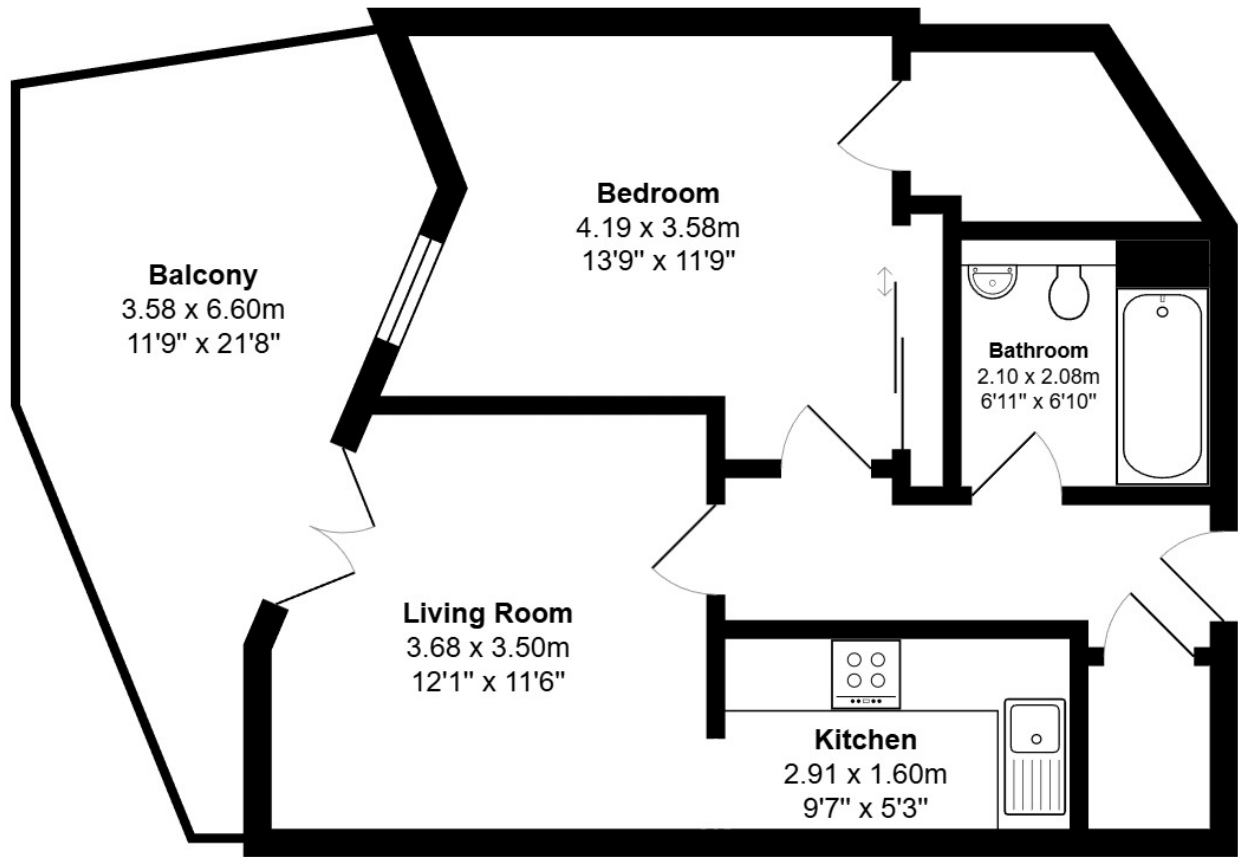


Perfect for first-time buyers, investors or anyone seeking a low-maintenance home close to the waterfront, this is an excellent opportunity to purchase in one of Edinburgh's most dynamic residential locations.

EXTERNALS

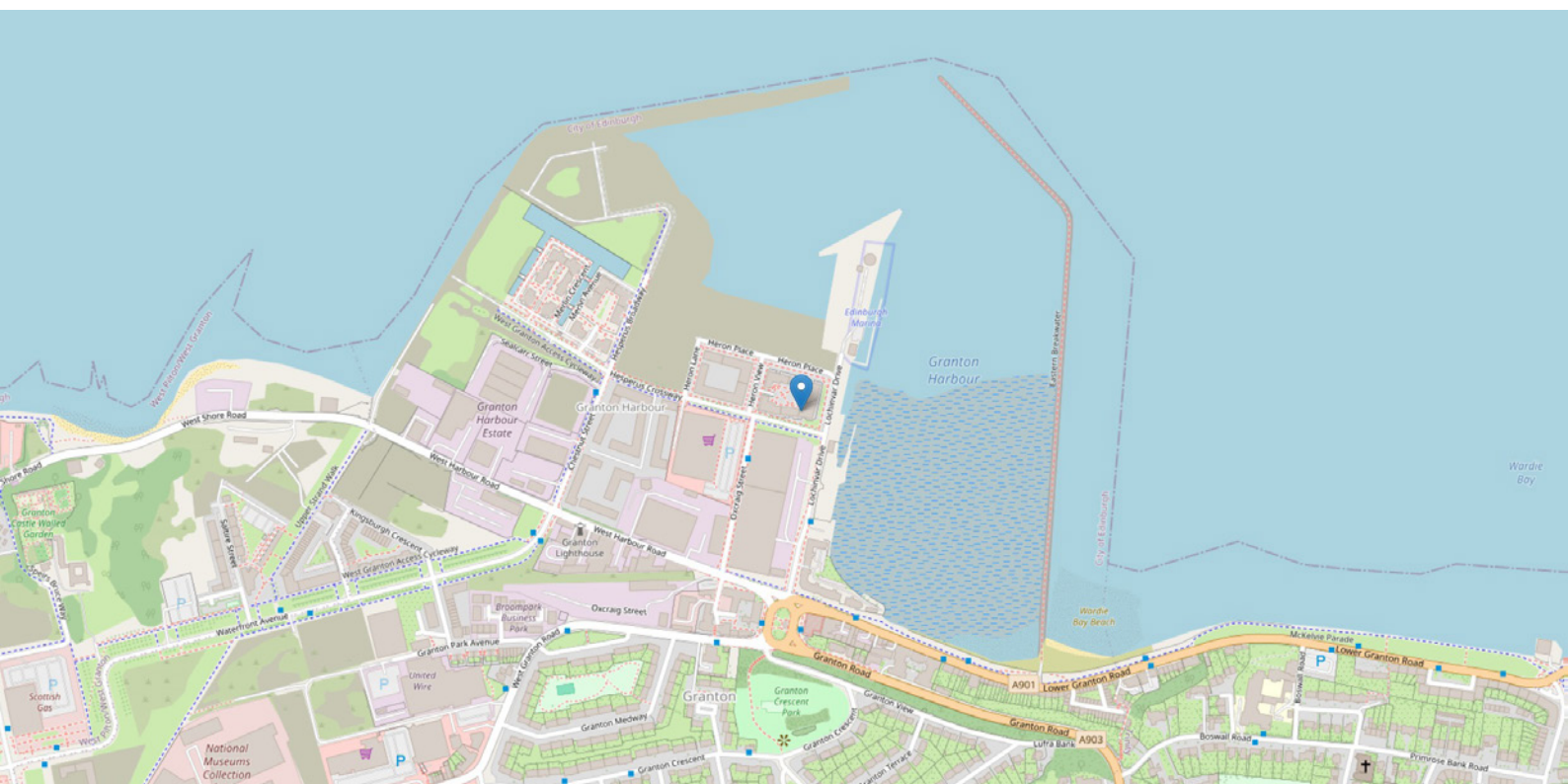


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 45m² | EPC Rating: C



THE LOCATION

Granton has some excellent local shopping facilities, including a post office and banking facilities. However, should these facilities prove insufficient, it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose, respectively. They also provide a full choice of building society, Post Office and banking services, along with an exceptionally broad choice of shopping facilities.





For those who prefer open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself. The development is situated next to Forthquarter Park, providing another pleasant destination for a Sunday afternoon walk.

Locally, Ainslie Park Leisure Centre is within walking distance, and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria and bar.

Edinburgh College and Craigroyston High School are an even shorter walk away and provide numerous community activities, courses and evening classes.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.