



3/1 Heron Place
GRANTON | EDINBURGH | EH5 1GG



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Beautifully presented elevated ground floor apartment set on a quiet street next to Granton Harbour and boasting mesmerising views over the Firth of Forth, manicured communal grounds, and large private terraces to both the front and rear. The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, bright living/dining/kitchen allowing for an abundance of natural light via patio doors to front terrace with contemporary kitchen units, integrated appliances and generous space for seating and dining zones. The principal bedroom is quietly situated to the rear and enjoys integrated storage, an elegant en-suite shower room and doors to the private south west facing rear terrace. The second double bedroom also benefits from integrated storage and the flat is completed by a stylish main bathroom with mains shower over bath. Further benefits on offer are double glazing throughout and underfloor gas central heating.

- Beautifully presented elevated ground floor flat
- Moments from Granton Harbour
- Front terrace panoramic views over the Firth of Forth
- Welcoming entrance hallway with fantastic storage
- Bright and spacious open plan living/dining/kitchen
- Principal bedroom with integrated storage, en-suite shower room and private terrace to common courtyard
- Further double bedroom with integrated storage
- Bathroom with mains shower over bath
- Gas central heating, underfloor heating, double glazing
- Close to excellent amenities and quick transport links
- Residents' parking

Included in the sale will be the curtains and sheer privacy coverings, fridge-freezer, washing machine, oven and hood, and dishwasher. Some items of furniture may be available by separate negotiation.

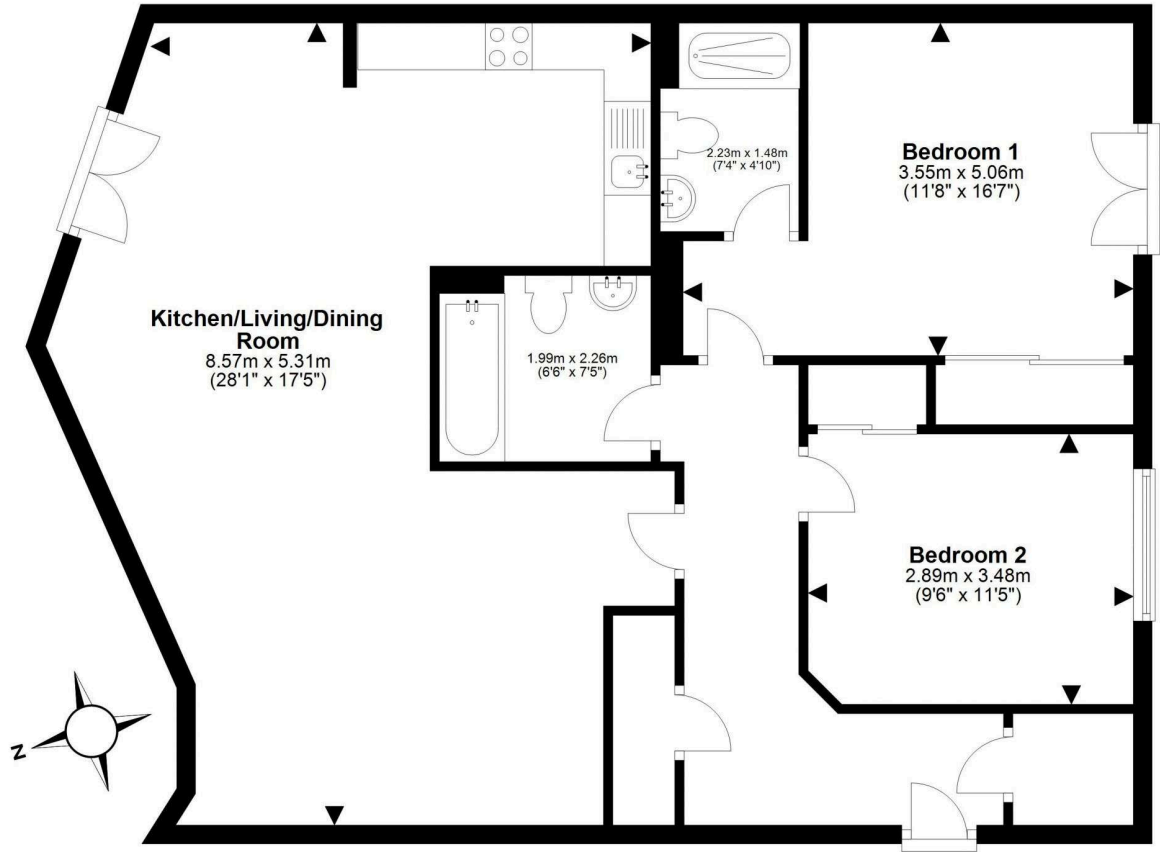
EPC Rating B. Council Tax Band E. Factor fee £180 per month.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craigleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. Multiple regular bus services operate to the City Centre and surrounding areas, while the tram line runs to nearby Newhaven. There is also quick access to the Forth Road Bridge and City Bypass.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.