



1/22 Heron Place
GRANTON | EDINBURGH | EH5 1GG

warners
solicitors & estate agents



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Boasting breathtaking, uninterrupted views of Arthur's Seat, the Firth of Forth, the Edinburgh skyline, and Granton Harbour, this immaculately presented one-bedroom fifth-floor apartment forms part of a sought-after modern waterfront development in Granton, just north of Edinburgh city centre. Set within a factored, lift-served building with secure underground parking, the property offers stylish, contemporary living in an enviable coastal location.

The welcoming and spacious entrance hall is finished with quality laminate flooring and provides generous built-in storage, as well as access to all principal rooms. The bright, open-plan living/dining/kitchen area is front-facing and opens onto a private balcony, perfectly positioned to make the most of the stunning panoramic views—ideal for relaxing or entertaining. Set to the rear of the living space, the modern kitchen is fitted with sleek, high-gloss cabinetry, laminate worktops, and a stainless steel sink. Integrated appliances include a gas hob, electric oven, fridge/freezer, dishwasher, and washing machine, providing a functional and well-equipped area for everyday living.

The front-facing double bedroom also enjoys access to a second private balcony and features a built-in wardrobe and additional storage cupboard, offering a peaceful and comfortable retreat. Completing the accommodation is a fully tiled, contemporary bathroom fitted with a stylish three-piece suite, including a concealed-cistern WC and a mains shower over the bath.

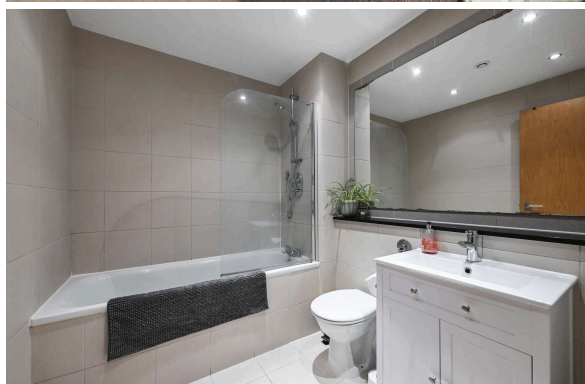
- Immaculately presented fifth-floor apartment with fantastic views
- Open-plan living/dining/kitchen with private balcony
- Modern kitchen with integrated appliances
- Spacious double bedroom with built-in wardrobe and private balcony
- Contemporary three-piece bathroom with mains mixer shower
- Underfloor heating throughout & secure video entry system
- Factored development with lift access
- Underground parking with allocated space
- Landscaped communal grounds and children's play area

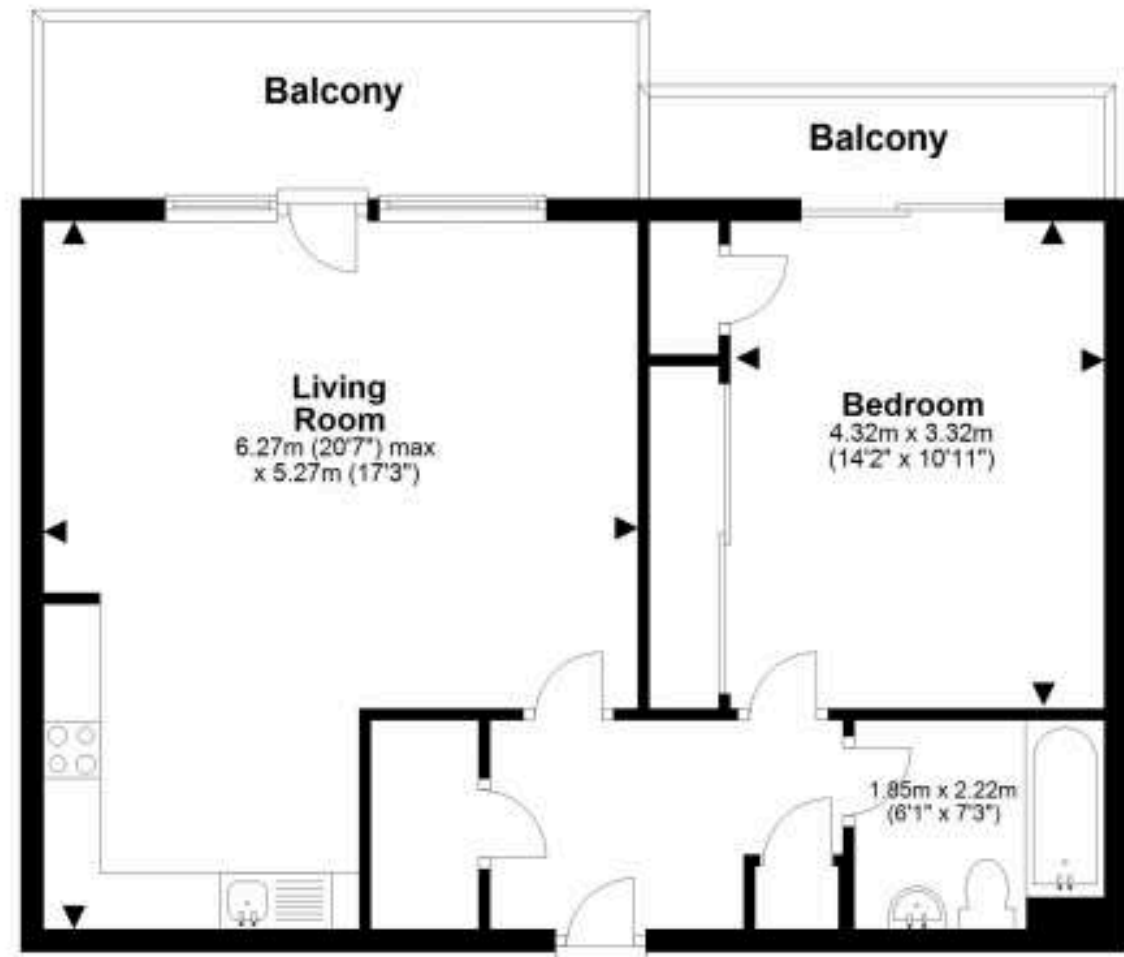
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor covering and integrated appliances are included | EPC rating B | James Gibb factor fees: approx. £150/MTH

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. A regular bus service operates to the City Centre and surrounding areas and there is 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.

