



57/7 Hesperus Broadway
GRANTON | EDINBURGH | EH5 1FT


warners
solicitors & estate agents



57/7 Hesperus Broadway

GRANTON | EDINBURGH | EH5 1FT

Beautifully presented, second floor apartment enjoying stunning views over the Forth in a well-maintained modern development.

This stunning apartment represents an ideal purchase for a wide variety of buyer, given its extremely bright and generously proportioned accommodation and its ideal location for an array of amenities. This fabulous home with all modern comforts includes secure entry system whilst having many fine features such as its balcony and double aspect kitchen/living. The property comprises an entrance hall with two storage cupboards, spacious open plan kitchen/living that currently comprises a balcony, further Juliet balcony, dishwasher, built in microwave, wine rack, breakfast bar, fridge/freezer, boiler cupboard, double oven, induction hob and fan. There are two well-proportioned bedrooms both with built in storage and the master with an en-suite shower room and Juliet balcony.

Completing the accommodation is the bathroom with shower over the bath. Early viewing is recommended.

- Welcoming entrance hallway with storage and secure entry
- Bright, open plan living area with fully fitted modern kitchen
- Master bedroom with Juliet Balcony, integrated storage and en-suite shower room
- Second well-proportioned bedroom with built in storage
- Bathroom with shower over the bath
- Double aspect, with views of the Forth
- Gas central heating & double glazing
- Allocated space in underground secure car park

Fridge freezer, dishwasher, washer/dryer, induction hob, double oven, integrated microwave, all light fittings, curtain rails, venetian blinds (on all windows except main balcony doors) and hanging rails in small hall cupboard all included in sale.

Other items may be available by separate negotiation. EPC Rating C.

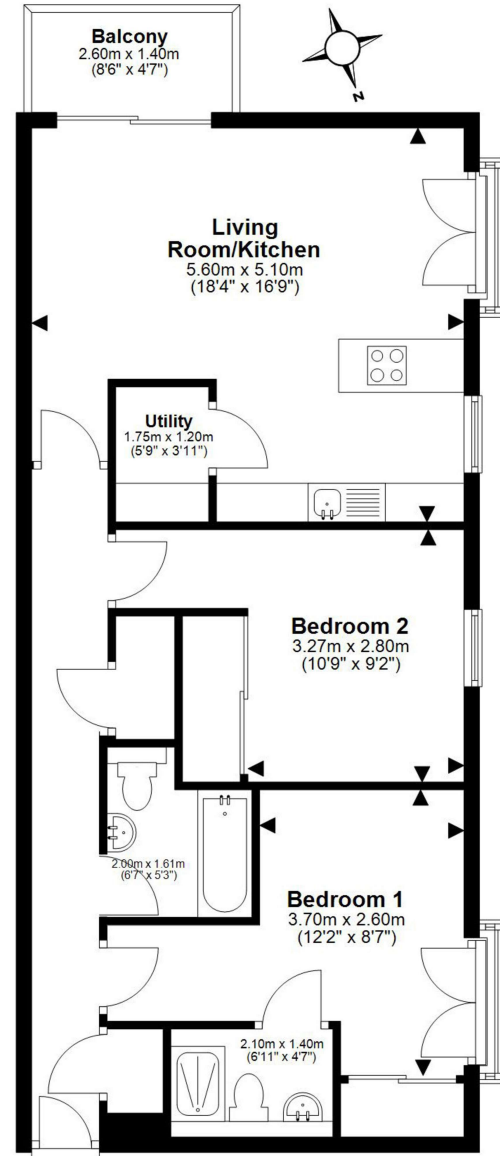
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factoring charges covered by James Gibb approximately £155 per month, which is paid quarterly. This covers all the maintenance of the building, upkeep of the communal areas, building insurance, cleaning, repairs, routine maintenance, emergency repairs, and deal with the billing for lighting and services of common areas, including stairwells, garage, etc

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 Craighleith 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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc