



20/12 Hesperus Crossway
GRANTON | EDINBURGH | EH5 1FX

warners
solicitors & estate agents



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Beautifully presented, third 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 buyers, 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 views. The property comprises an entrance hall with two storage cupboards, spacious open plan kitchen/living that currently comprises a balcony, further Juliet balcony, dishwasher, utility cupboard with washing machine, island, fridge/freezer, boiler cupboard, oven, gas hob and fan. There are two well-proportioned bedrooms both with built in storage, both with sea views and the master with an en-suite shower room and 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 views
- Gas central heating & double glazing
- Allocated space in underground secure car park

Council tax band: E | Energy rating: B
Factor fee: James Gibb - approximately £100 per month

Property sold as seen

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. 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.



