



20/13 Hesperus Crossway
GRANTON | EDINBURGH | EH5 1FX


warners
solicitors & estate agents



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Simply stunning one bedroom, fourth floor modern apartment boasting fantastic dual aspect views and situated in the popular Granton district by the shore in Edinburgh.

This impressive apartment has been decorated to an impeccable standard throughout and is presented to the market in genuine move-in condition. The open plan living room/kitchen is of an excellent size. From the living area, sliding doors to the north and east open to private balconies which will be great for enjoying the best of the summer weather. The kitchen area is modern, well-appointed and offers a good amount of integral cupboard storage.

The well proportioned double bedroom benefits from spacious built-in wardrobes and a Juliet balcony. A modern bathroom with three piece white suite completes the internal accommodation.

Nearby amenities include a range of bars and restaurants at Newhaven, and the property is conveniently located to offer easy access to excellent public transport links.

Offering immense appeal to first time buyers as well as holding investment potential, early viewing is highly recommended.

- Modern one bedroom apartment
- Highly sought-after location
- Easy access to public transport links
- Open plan kitchen/living/dining room
- Balconies offering fantastic dual aspect views
- Double bedroom with built-in wardrobe and Juliet balcony
- Bathroom
- Utility cupboard
- Gas central heating
- Double glazing
- Allocated parking space in secure car park

All curtains and integrated kitchen appliances will be included in the sale. Items of furniture may be available by separate negotiation. Energy Rating B. Council Tax Band D.

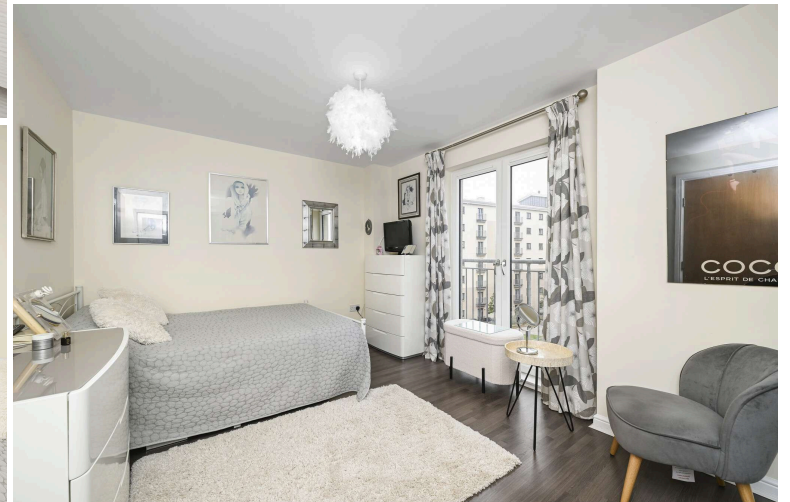
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

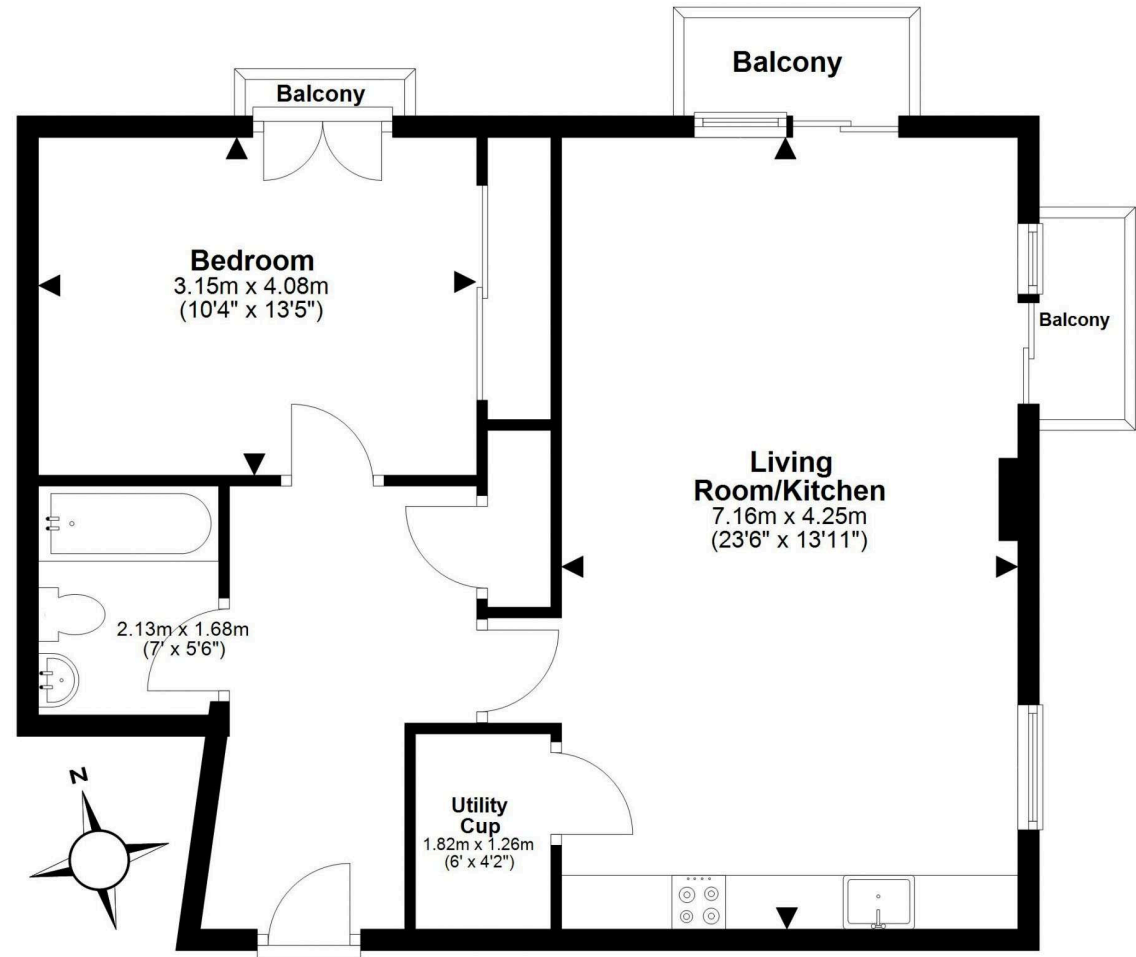




Factor fees: Deposit of £300 Monthly payment of £130 - Pipam annual payment of £100 with no deposit.

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 Craigmyle 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.