





20/18 HESPERUS CROSSWAY

Granton has some excellent local shopping facilities including a Post Office and banking. Nearby Newhaven and Ocean Terminal have numerous bars and restaurants and there is also a twenty four hour Asda and a David Lloyd Leisure Centre

For those who prefer open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/ Granton Foreshore and Granton Harbour itself. A three hundred berth marina, residential, retail and hotel development has just been approved.

The bus service into town is excellent with services running every ten minutes (at peak times) into the city centre.

Edinburgh College and Craigroyston High School are an even shorter walk away and provide numerous community activities, courses and evening classes.

An excellent opportunity has arisen to acquire this highly desirable two bedroomed top floor apartment, well located in the popular Granton area of Edinburgh. Viewing of this property is highly recommended.

Internally the accommodation is in excellent decorative order, consisting of an entrance hallway with one large storage cupboard, a spacious open plan lounge/kitchen/diner benefiting from an integrated four-ring gas hob, oven, extractor hood, fridge freezer, dishwasher and under-unit lighting. In addition to this, the property has a spacious utility room with washing machine, as well as dual aspect views with access to two balconies and three Juliet balconies. There are two double bedrooms both of which have built-in wardrobes along with the master bedroom containing access to the main bathroom via the Jack and Jill doors. The bathroom is a three-piece, fully-tiled with extractor fan.

This property also benefits from a secure video entry system a newly installed CCTV system, a lift, full double glazing, underfloor gas central heating throughout and recently installed hyperoptic 1GB Broadband which was installed in December of last year. There are communal garden grounds surrounding the property with a courtyard to the rear and private dedicated underground parking space to accommodate for residents as well as more than adequate on-street parking to accommodate for visitors.

PROPERTY SPECIFICATIONS

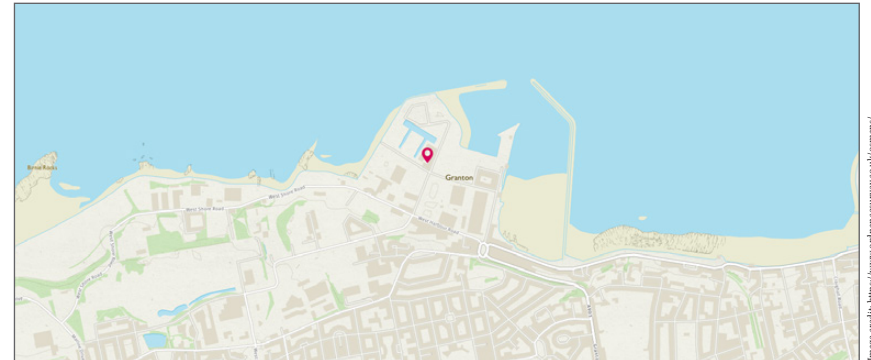


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	8.90m (29'11") x 4.00m (13'10")
Utility	1.10m (3'6") x 1.40m (4'5")
Bedroom 1	4.45m (14'5") x 3.23m (10'5")
En-suite	2.12m (6'9") x 1.60m (5'2")
Bedroom 2	3.25m (10'6") x 3.80m (12'4")
Bathroom	3.16m (10'3") x 2.57m (8'4")

Gross internal floor area (m²) : 86m²

EPC Rating : C



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Surveyor



Layout graphics and design
BEN DAYKIN
Designer