




Solicitors & Estate Agents
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6/10 Hesperus Crossway

GRANTON, EDINBURGH, EH5 1GH

GRANTON, EDINBURGH



Path leading to Harbour, Granton Harbour and Royal Forth Yacht Club Shore View



Granton has some excellent local shopping facilities including a Post Office and banking facilities. A large Morrisons supermarket is only a few minutes' walk from the flat.

Also, within easy walking distance is Boswall Parkway, situated between the local primary and secondary schools. Here there is a good supermarket, Post Office, library and various food outlets.

However, should these facilities prove insufficient, it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose respectively. They also provide a full choice of building society, Post Office and banking services, along with an exceptionally broad choice of shopping facilities.

Granton has an excellent bus service with direct buses to most Edinburgh districts. Just beyond Comely Bank lies the city centre itself. It is a simple matter to travel in towards Princes Street using one of the various and frequent bus services that serve the area.

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. The property is within a ten minute walking distance to Cramond beach. The development is situated next to Forthquarter Park providing another pleasant destination for a Sunday afternoon walk.

Locally, Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria and bar.

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

6/10
HESPERUS
CROSSWAY



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

Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway with two large storage cupboards and an open plan lounge/

kitchen/diner, benefiting from integrated appliances, including a four gas hob/oven, extractor hood, fridge freezer, under-unit lighting and access to the sunny balcony through sliding patio doors.

There is also a spacious master bedroom with double built-in mirrored wardrobes and a fully tiled en-suite shower room with extractor fan. A further double bedroom with built-in mirrored wardrobes and a fully-tiled

three-piece bathroom, benefitting from a shower over bath and extractor fan.

This property also benefits from a secure door entry system, lift, under-floor heating, full double glazing, communal garden grounds surrounding the property, including a courtyard to the rear and private underground parking to accommodate for residents as well as more than adequate on-street parking to accommodate for visitors.

HIGHLY DESIRABLE APARTMENT, WELL LOCATED
WITHIN THE POPULAR GRANTON HARBOUR
AREA OF EDINBURGH



DETAILS

Approximate Dimensions
(Taken from the widest point)

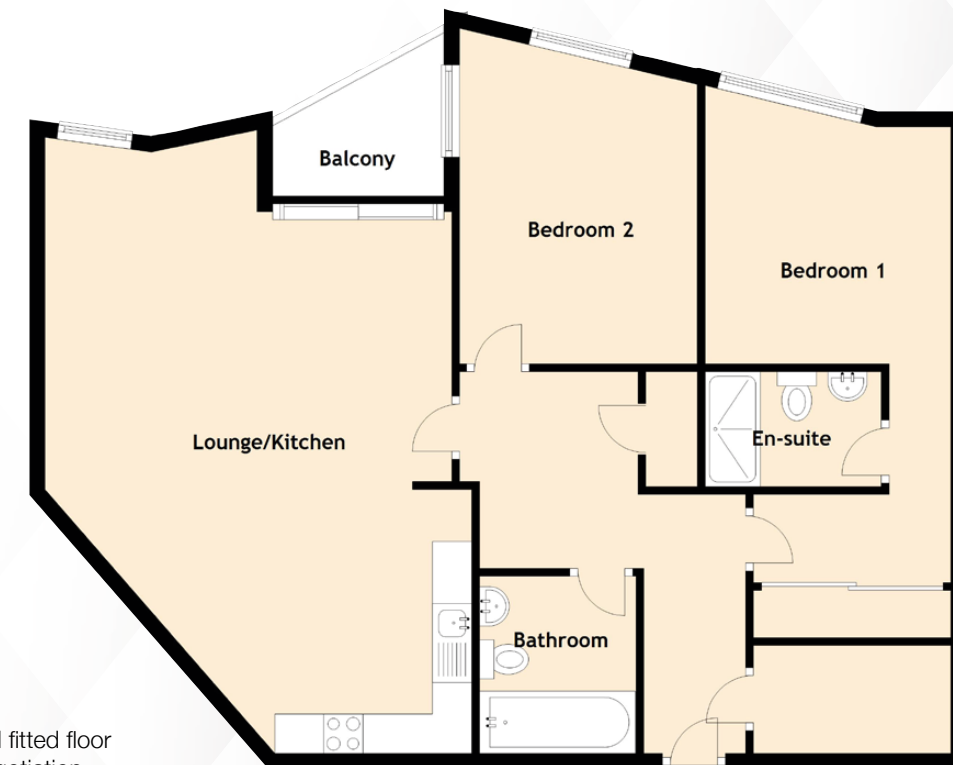
Lounge/Kitchen	7.92m (26') x 5.02m (16'6")
Balcony	2.51m (8'3") x 2.23m (7'4")
Bedroom 1	5.79m (19') x 3.13m (10'3")
En-suite	2.24m (7'4") x 1.46m (4'9")
Bedroom 2	3.90m (12'10") x 3.02m (9'11")
Bathroom	2.25m (7'5") x 1.99m (6'6")

Gross internal floor area (m²) - 90m²

EPC Rating - B

Extras
(Included in the sale)

All fixtures and fittings, including, blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



McEwan Fraser Legal

Solicitors & Estate Agents

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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SEAN NICOL
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
ALLY CLARK
Designer