



3 5 HERON PLACE
GRANTON HARBOUR, EDINBURGH, EH5 1GG

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Well-proportioned first-floor flat

Set on the first floor of a contemporary development at Granton Harbour, this well-proportioned flat enjoys two bedrooms, a generous open-plan kitchen, living and dining area, a private balcony with far-reaching views, and a modern bathroom, plus access to shared gardens and allocated underground parking.

A secure shared entrance and a lift (or stairs) takes you to the flat's front door on the first floor, where you are welcomed inside by an inviting hall with built-in storage, neutral décor, and wood-styled flooring. Leading off the hall to the right is the open-plan kitchen, living and dining room, offering a sociable open space for everyday life and entertaining alike. The kitchen is fitted with contemporary gloss-cream wall and base cabinets, spacious granite-inspired worktops, and neatly integrated appliances comprising an oven, a gas hob (with a splashback panel), an extractor hood, and a fridge/freezer, whilst an undercounter washing machine is included. The adjoining living area offers plenty of space for lounge and dining furniture and opens onto a private balcony overlooking the harbour and enjoying views of the water and the hills in the distance, as well as providing space for a small table and chairs.

The appealing city flat accommodates two bedrooms, both neutrally decorated, carpeted for comfort, and enjoying the same views as the balcony. The bedrooms are both accompanied by built-in wardrobes with mirrored doors, and the larger of the two benefits from additional built-in storage. Finally, a stylishly tiled bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a wall-mounted basin, and a WC. The home is kept warm by an underfloor heating system and the windows are all double glazed.

Externally, the development is set in shared grounds, including a children's play park, and offers secure underground parking, with an allocated space for the property.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



FEATURES

- Contemporary development at Granton Harbour
- Well-proportioned first-floor flat
- Secure shared entrance and lift service
- Open-plan kitchen/living/dining room
- Private balcony with far-reaching views
- Two good-sized bedrooms with built-in storage
- Stylish bathroom
- Shared garden grounds
- Secure, allocated underground parking
- Underfloor heating and DG
- EPC Rating - C

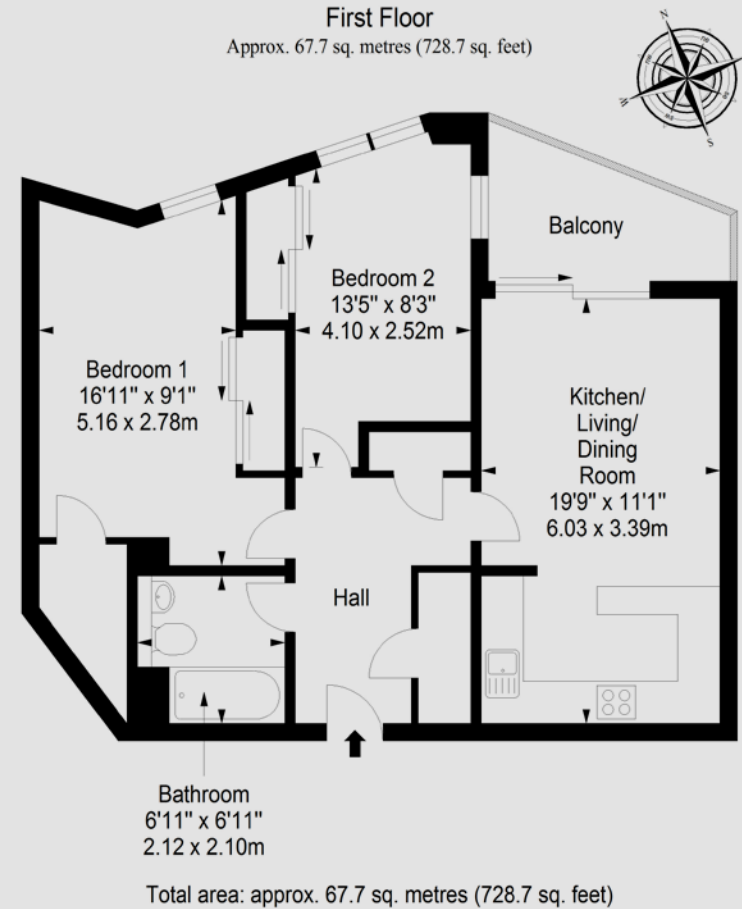




Granton, Edinburgh

Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years.

The area, which lies under four miles north of the city centre, is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth. Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station, a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre, which is home to an array of high-street stores, a multi-screen cinema and a selection of family restaurants. With a wide variety of leisure activities right on its doorstep, Granton has something for everyone: from tranquil strolls along the waterfront promenade towards picturesque Cramond to exhilarating sailing and water sports at the marina. Granton is within the catchment area for well-regarded state schools and is well placed for some of the finest independent schools in the country. Thanks to its northerly location, the area enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport and Queensferry Crossing. Comprehensive public transport services and a vast cycle path network also provide fantastic links into the city centre and beyond.



Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

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