










Offers Over
£180,000

2/4 Hesperus Crossway

Granton | Edinburgh | EH5 1GH

This spacious and beautifully presented ground floor flat benefiting from a private terrace to both front and rear, boasting stunning views across the Harbour and Forth Estuary is pleasantly situated within the ever-popular district of Granton close to excellent local amenities and transport links. Ideally suited for young professionals, internal viewing is highly recommended.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private terrace
-  Secure parking
-  EPC Band - C
-  Council Tax Band - D



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining with access to terrace and open plan to modern fitted kitchen, light and airy double bedroom with mirrored fitted wardrobes and direct access to rear terrace and contemporary bathroom with three-piece suite and shower over bath. Further benefits include underfloor heating, double glazing and ADT alarm system.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and washing machine.

Parking and Factors

The property is set within well maintained communal grounds and there is secure underground parking. A factoring fee is payable to James Gibb for the upkeep of the communal areas and is approximately £350 per quarter.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

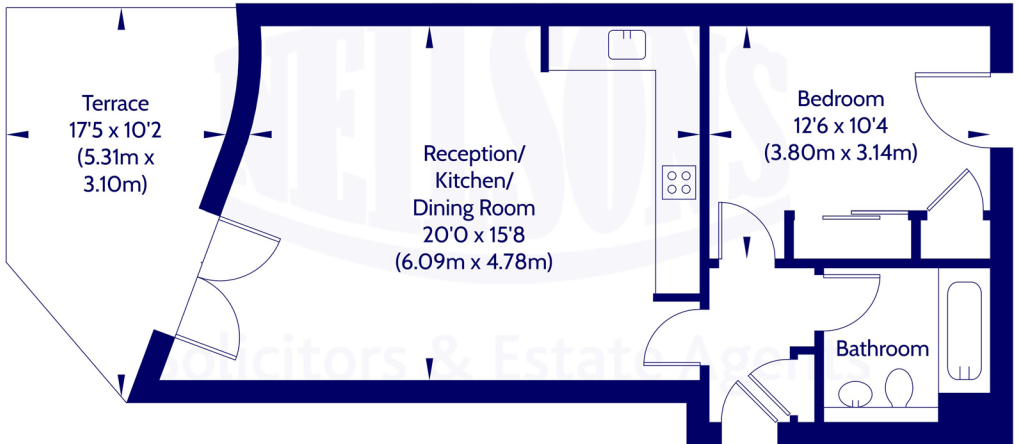
The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within the area itself, with more extensive amenities found in neighboring Leith and Newhaven. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of stores as well as a multi-screen cinema and a Pure Gym. The area is well served by a frequent bus service, and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 51.86 Sq M / 558 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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