





FLAT 16, 5 HERON PLACE

GRANTON HARBOUR

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.



McEwan Fraser Legal is delighted to present this spacious modern fourth-floor apartment at Granton Harbour with stunning views over the River Forth. The property is in excellent internal order and comprises two double bedrooms with en-suite to master, spacious lounge open plan kitchen/lounge with access to a large balcony, main bathroom and welcoming entrance hallway with integrated storage. The property also

benefits from gas central heating, double glazing, secure entry system, lift access and allocated parking in a secure parking garage. Internally, the proportions of the property are immediately impressive. The accommodation is focused towards a generous lounge with ample floor space for a range of different furniture configurations. Abundant natural light comes from dual aspect

patio doors which open onto a south-facing balcony. The attached kitchen comprises a generous range of base and wall mounted units which give excellent prep and storage space. All mod cons are integrated. The bedrooms are both well-proportioned doubles that both benefit from built-in wardrobes and plenty of floor space. The master bedroom also benefits from a stylish contemporary en-suite shower room. Accommodation

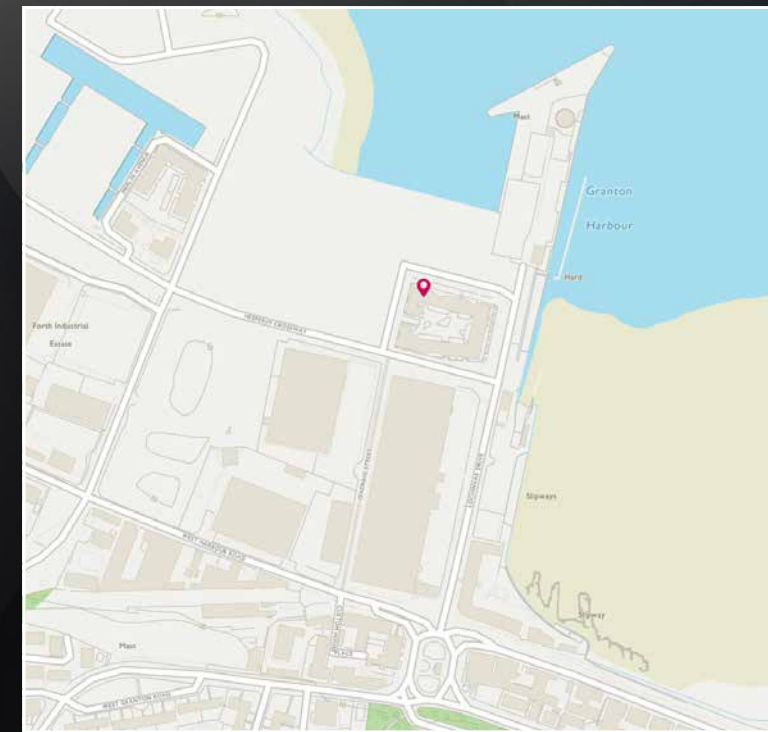
is completed by the welcoming entrance hallway which gives access to the main bathroom and includes integrated storage cupboards to deal with day to day clutter. The is a generous, well-presented apartment that has excellent potential for end-user and investor alike. Internal viewing is highly recommended.



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.64m (21'9") x 5.08m (16'8")
Bedroom 1	3.99m (13'1") x 3.46m (11'4")
En-suite	2.22m (7'3") x 1.47m (4'10")
Bedroom 2	3.91m (12'10") x 3.38m (11'1")
Bathroom	2.20m (7'3") x 2.09m (6'10")

Gross internal floor area (m²): **89m²**
EPC Rating: **B**





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