




McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 15, 20 Hesperus Crossway

EDINBURGH, EH5 1FX

EDINBURGH

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

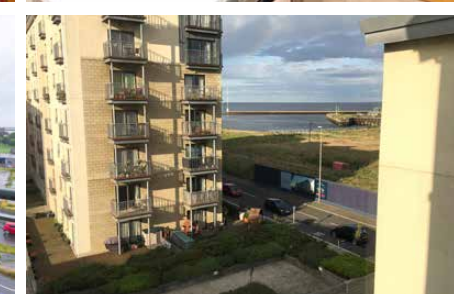
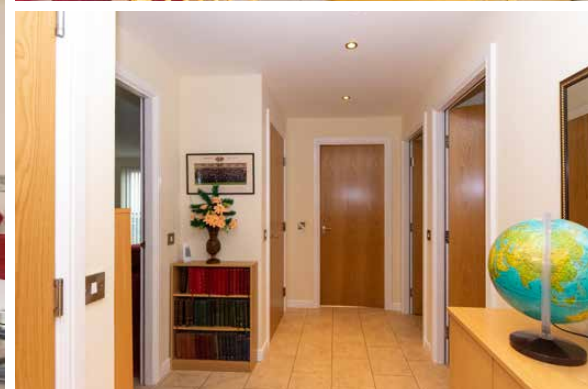
For those who prefer open-air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/Granton Foreshore and Granton Harbour itself.

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.





FLAT 15, 20 HESPERUS CROSSWAY

An excellent opportunity has arisen to acquire this highly desirable two bedroom fourth-floor modern 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 two storage cupboards, 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 a washing machine, as well as dual aspect views and access to the sunny balcony. There are two double bedrooms both of which have built-in wardrobes along with the master bedroom boasting an en-suite shower room. The fresh partially tile bathroom with three-piece, extractor fan and shower completes the rooms.

This property also benefits from a secure video entry system a newly installed CCTV system, a lift, full double glazing and underfloor gas central heating throughout. Externally 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.



BEDROOMS & BATHROOMS



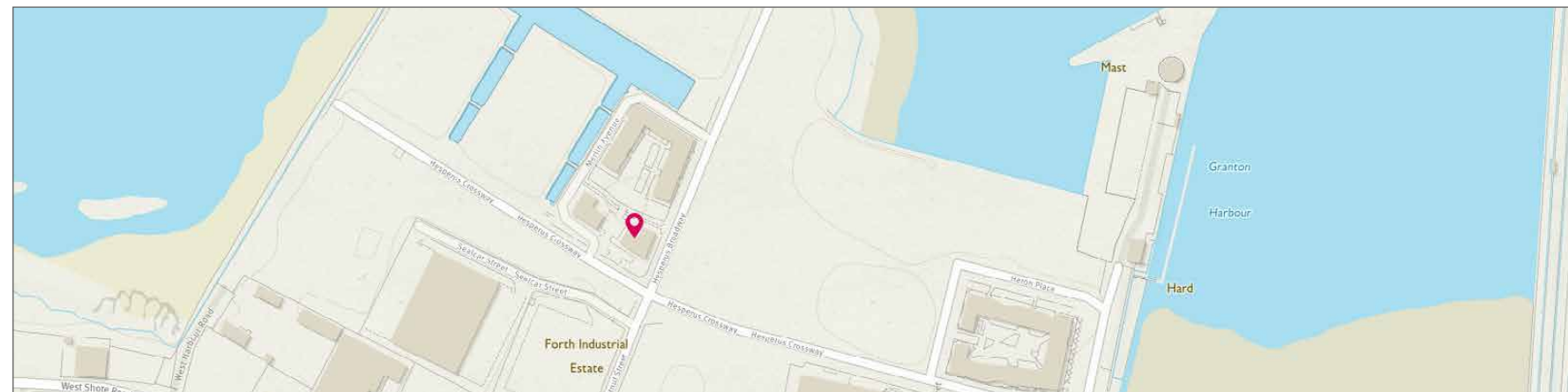
SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge/ Kitchen	6.84m (22'5") x 3.68m (12'1")
Bedroom 1	3.50m (11'6") x 2.56m (8'5")
En-suite	2.05m (6'9") x 1.70m (5'7")
Bedroom 2	3.50m (11'6") x 3.25m (10'8")
Bathroom	2.12m (6'11") x 2.09m (6'10")

Gross internal floor area (m²): 75m²

EPC Rating: B






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Text and description
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