

# Flat 9, 4 Hesperus Crossway

EDINBURGH, EH5 1GH



*TWO BEDROOM FLAT IN  
GRANTON WITH SEA VIEWS*



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McEwan Fraser Legal is delighted to present this splendid two-bedroom flat is a waterfront retreat situated right beside the picturesque Granton Harbour. Drawing you in with its allure, the property promises an enviable lifestyle with its remarkable views and contemporary living spaces.

Inside, the living room and kitchen seamlessly intertwine, creating an open-plan layout that amplifies the sense of space and fosters a welcoming ambiance. The well-appointed kitchen is a haven for culinary enthusiasts, complete with modern fittings and high-end appliances. It is an inspiring space where you can cook while relishing the natural light that floods the room. The property also benefits from a modern three-piece bathroom suite. Two generously-sized double bedrooms are positioned adjacent to one another in the hall, both boasting built-in storage and floods of light. The pièce de résistance of this flat is undoubtedly the balcony that graces the property, facing the stunning Granton Harbour.

In addition to this, the property includes secure underground parking. This is a rare opportunity to acquire a flat with excellent views, in a fantastic location.

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**Bedroom 1**

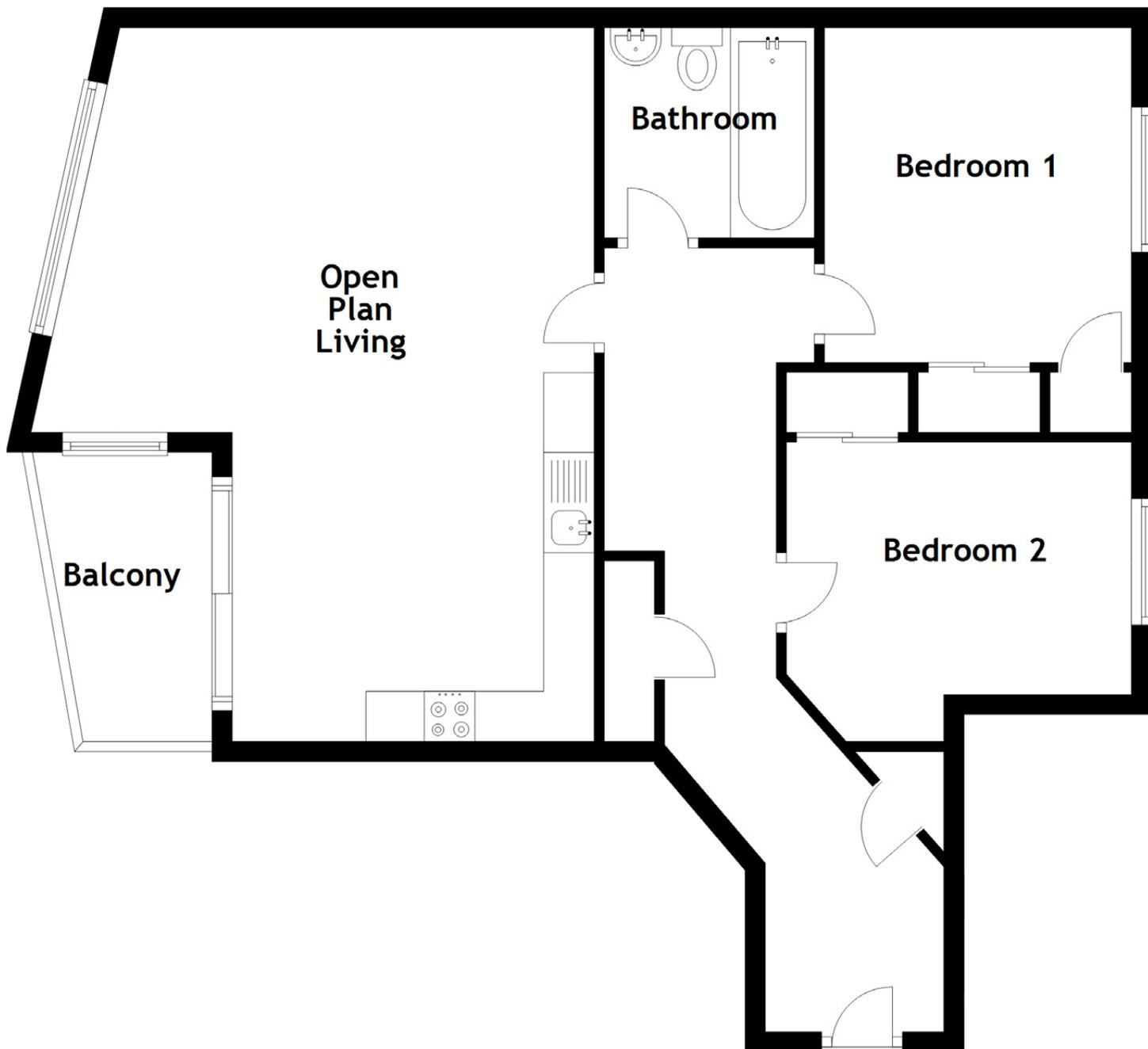




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

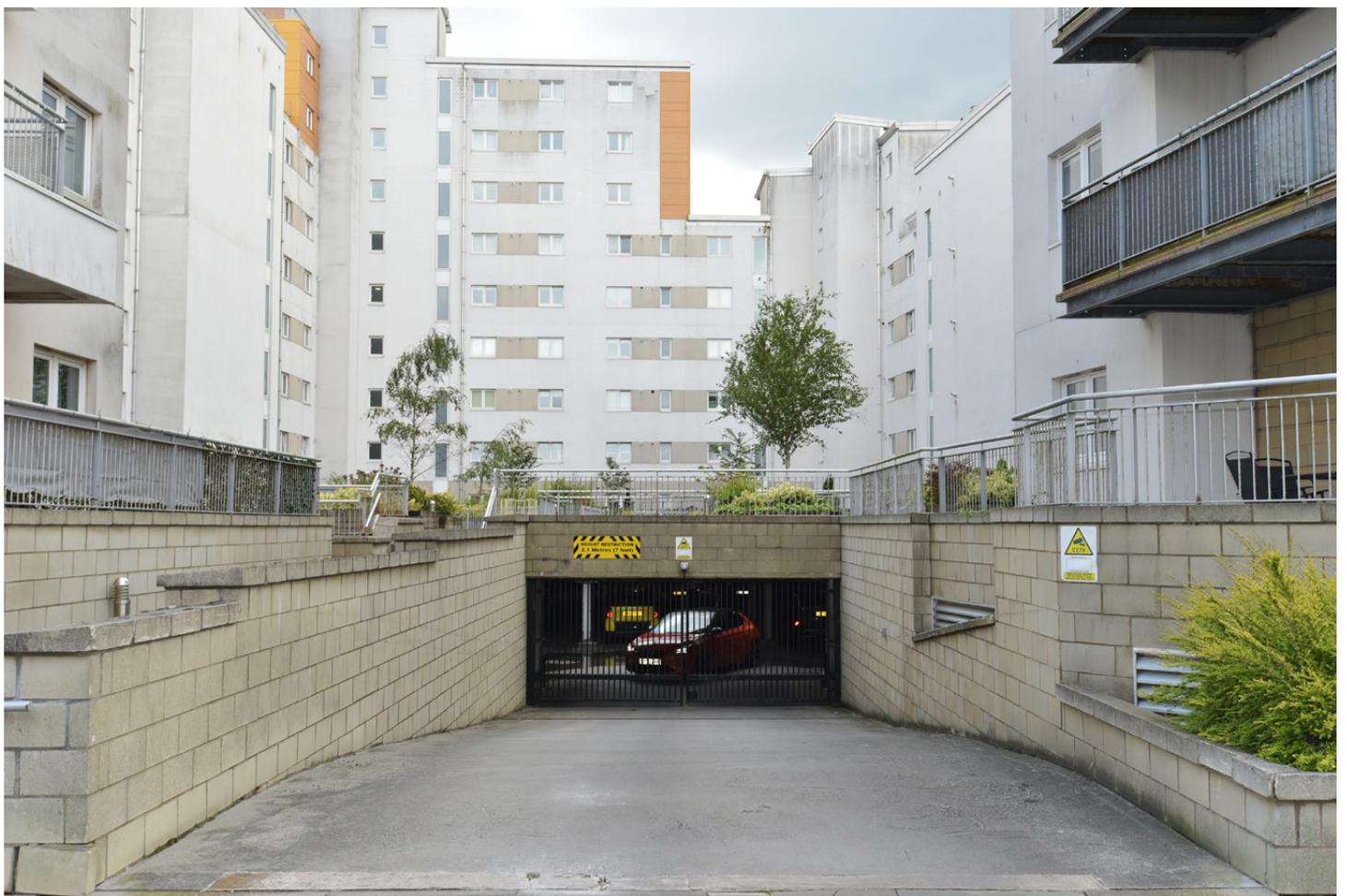
Open Plan Living	7.12m (23'4") x 5.13m (16'10")
Bedroom 1	3.34m (10'11") x 3.04m (10')
Bedroom 2	3.41m (11'2") x 2.51m (8'3")
Bathroom	2.10m (6'11") x 2.08m (6'10")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>

EPC Rating: B

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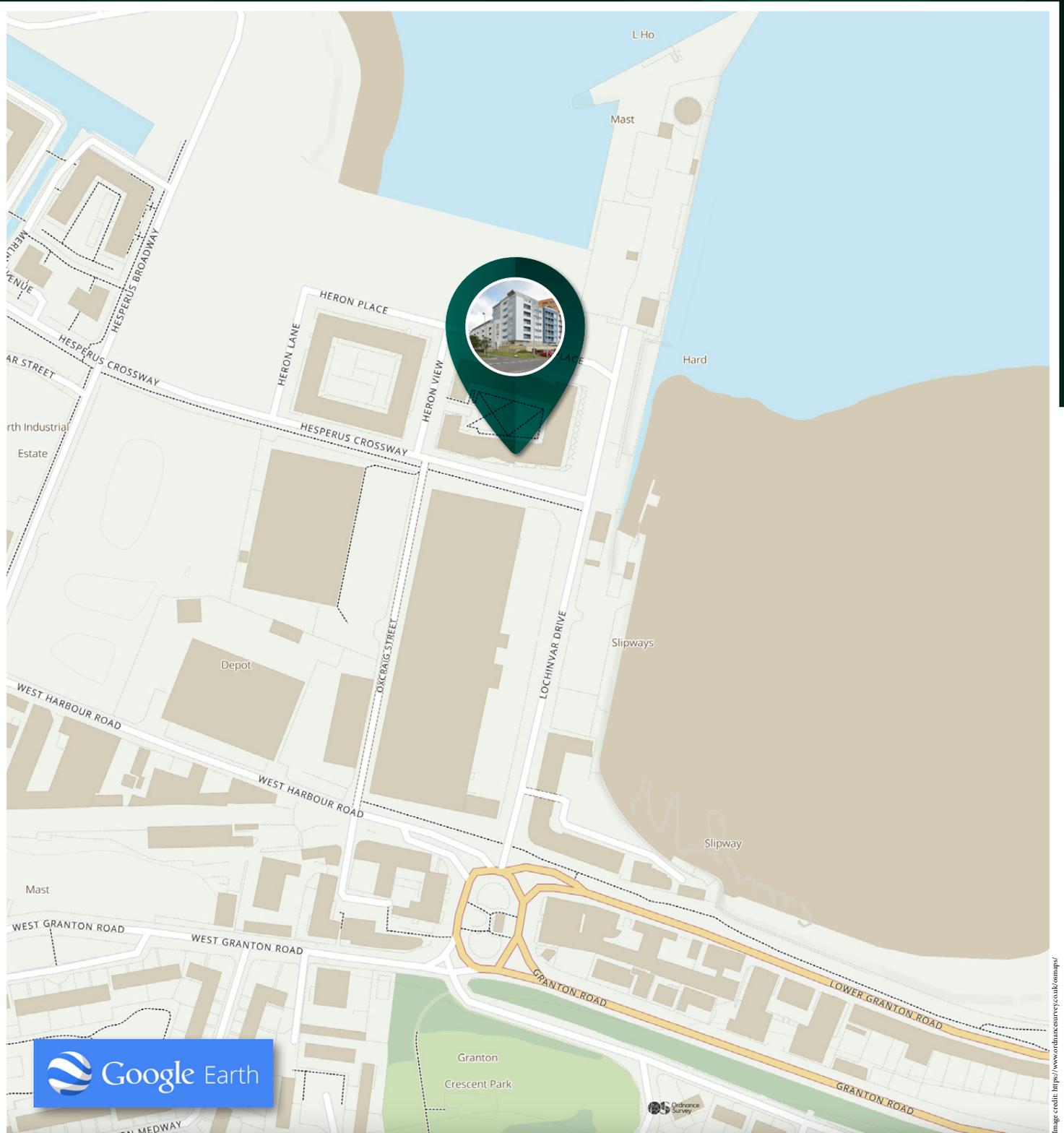
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Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike.

Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. The development is situated next to Granton Harbour, offering views of the Firth of Forth and opportunities for leisure activities along the promenade. Forthquarter Park provides another pleasant destination for a Sunday afternoon walk.

Edinburgh College and Craigmoynton High School are nearby and provide numerous community activities, courses, and evening classes. 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.

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# McEwan Fraser Legal

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