



Granton, Edinburgh

57/17 HESPERUS BROADWAY, EDINBURGH EH5 1FT

Offering breath-taking views across the Firth of Forth and the Edinburgh skyline, this fifth floor (lift) contemporary, two bedroom apartment benefits from sleek modern design, a private balcony and underground parking.



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DESCRIPTION

Located within an exclusive waterfront development at Granton Harbour the property combines stylish interiors with a superb coastal setting.

- Modern Fifth Floor Flat
- Lift
- Stunning Far-Reaching Views
- Entrance Hall with Two Storage Cupboards
- Dual-Aspect Living/Dining Room
- Contemporary Open-Plan Kitchen
- Utility Room
- Principal Bedroom with Fitted Wardrobes
- En-Suite Shower Room
- Second Bedroom with Fitted Wardrobes
- Family Bathroom
- Balcony with Splendid Views
- Double-Glazing and Gas Central Heating
- Communal Garden Grounds
- One Allocated Underground Parking Space (No.97)

LOCATION

The flat occupies a prime position with a southerly aspect within a sought after modern waterside development at Granton Harbour. There are local amenities available just around the corner on West Granton Road including both Morrisons and Lidl superstores. The property is conveniently located to the vibrant and fashionable Shore area offering a variety of authentic bars, café's and bistros and critically acclaimed restaurants (including Michelin starred). Leith Farmers' Market (on most Saturdays) offering the perfect

place to source fresh local produce is nearby as is the Ocean Terminal Complex, which features a multi-screen cinema and more popular restaurants. The location forms part of the Capital's waterfront along the Firth of Forth with its own picturesque harbour, with popular Wardie Bay just to the east and the esplanade leading all the way to Cramond on the West - perfect for jogging, dog walking, and family outings and an ideal spot to get some fresh air. The scenic Water of Leith walkway for a tranquil riverside walk is nearby and traffic free commuting is a possibility given the proximity of the North Edinburgh Cycle path network (with a waterfront cycle to Cramond). A David Lloyd Fitness Centre and Ainslie Park Leisure Centre are both within walking distance. Schooling is available from nursery to senior level and Edinburgh College is close by. The area benefits from an excellent and extensive public transport network including regular bus services to the City Centre and surrounding areas (there is also a direct Airlink service to the Edinburgh International Airport) with the tram network (its terminus at Newhaven is easily accessible) providing quick and easy commuting to the City Centre, Waverley and Haymarket train stations, St Andrews Bus Station and Edinburgh International Airport. For the motorist both Ferry Road and Lower Granton Road offer convenient access to the wider motorway networks.

Factoring charges are approximately £62.00 per month. This covers routine maintenance, cleaning etc of the building, upkeep of the communal areas, and building insurance.

EXTRAS

Light fittings, curtains, blinds, floor coverings, integrated oven and hob, fridge freezer and washing machine are included in the sale.

Council Tax Band: Band E

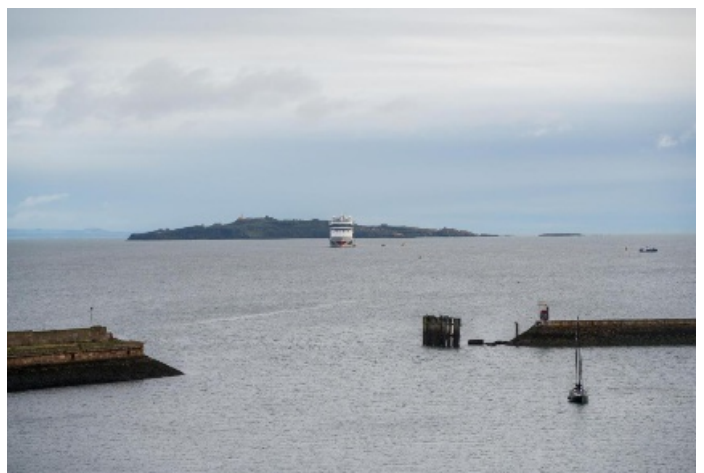
Viewing: By Appointment with Agents. Tel: 0131 467 7550





FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 83.1 SQ M / 894 SQ FT

HESPERUS BROADWAY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 83.1 SQ M / 894 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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