


# 57/16 Hesperus Broadway

GRANTON | EDINBURGH | EH5 1FT

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Beautifully presented, fifth floor apartment enjoying stunning views over Edinburgh Castle, Arthur's Seat, the Pentlands and the Forth in a well-maintained modern development. This stunning apartment represents an ideal purchase for a wide variety of buyers, given its extremely bright and generously proportioned accommodation and its ideal location for an array of amenities. This fabulous home with all modern comforts includes the luxury of underfloor heating throughout, secure entry system whilst having many other fine features such as its two balconies and double aspect views. The property comprises an entrance hall with two storage cupboards, spacious open plan kitchen/living that currently comprises two balconies, dishwasher, utility cupboard with washing machine, fridge/freezer, oven, gas hob, fan and dining area. There are two well-proportioned bedrooms, both with built in storage, one with an en-suite and the other with Sea views. Completing the accommodation is the bathroom with shower over the bath. The property also boasts an underground allocated parking space. Early viewing is recommended.

- Stunning views of Edinburgh Castle, Arthur's Seat, the Pentlands and the Forth
- Welcoming entrance hallway with storage and secure entry
- Bright, open plan living area with fully fitted modern kitchen
- Master bedroom with built in storage and en-suite shower room
- Second well-proportioned bedroom with built in storage and Sea views
- Bathroom with shower over the bath
- Double aspect views and two Balconies
- Gas central heating, double glazing & Underfloor heating
- Allocated space in underground secure car park

Energy rating B, Council tax band E. Factor is managed by James Gibb and costs around £100 per month.

Extras included in this sale are all blinds, washing machine, dishwasher, oven, fridge and extractor hood

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craigleith and Morrisons off the Ferry Road. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass.



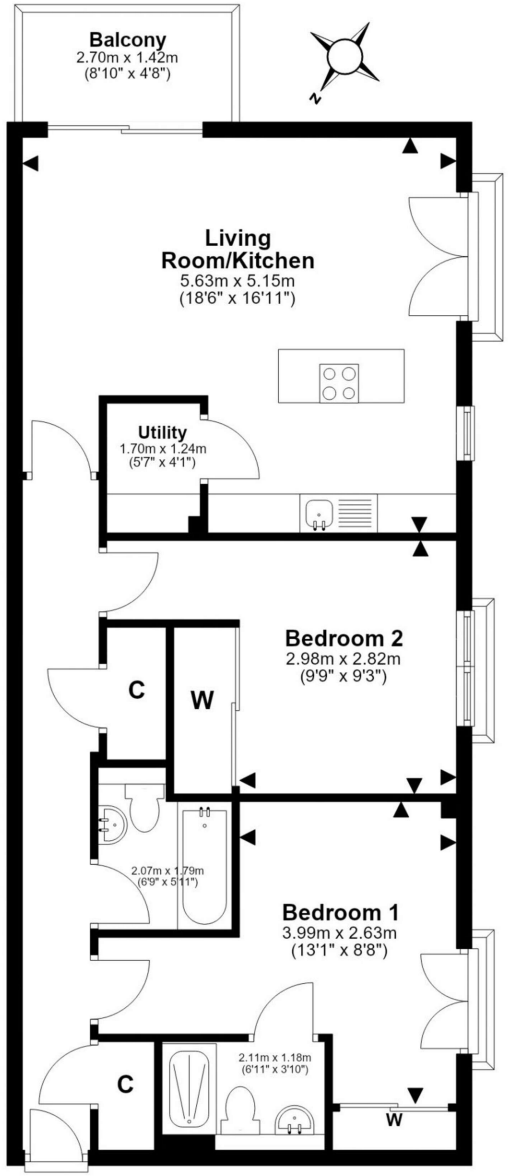













This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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