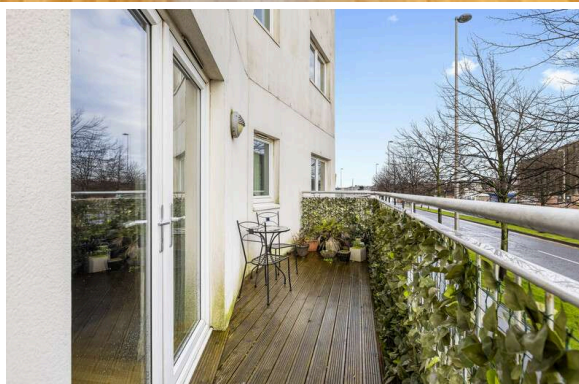




6/2 Hesperus Crossway
GRANTON | EDINBURGH | EH5 1GH


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6/2 Hesperus Crossway

GRANTON | EDINBURGH | EH5 1GH

Particularly appealing elevated ground floor flat with sunny private decked terrace and secure underground parking bay, forming part of a select modern development, in a popular and convenient residential area.

This super property represents an ideal starter home or rental investment. It boasts a stylish contemporary interior with many pleasing features. The principal living area is essentially open plan in design, yet falls naturally into leisure, dining and cooking zones, with a south facing window and French doors which lead directly to the terrace. The kitchen is both practical and well appointed, with pale grey cabinetry and a full complement of appliances. The bedroom is a comfortable double with mirror fronted wardrobes and a deep storage cupboard lends itself perfectly to use as a home office. The accommodation is completed by a bathroom with white suite and shower. Further benefits on offer include under floor heating, double glazing and an entry phone security system.

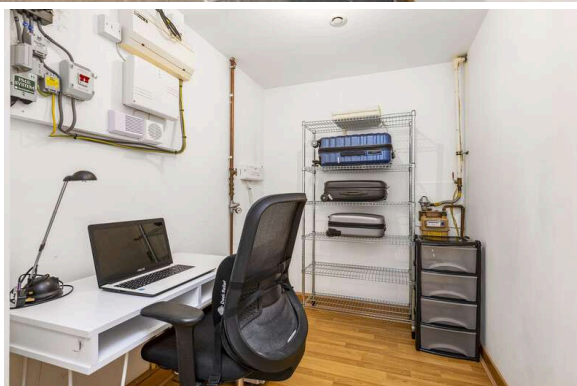
- Hall
- Living room/dining room/kitchen with French doors to garden
- Double bedroom with mirror fronted wardrobes
- Boxroom/study
- Bathroom with shower
- Under floor heating
- Double glazing
- Entry phone security system
- South facing private terrace
- Secure underground parking bay

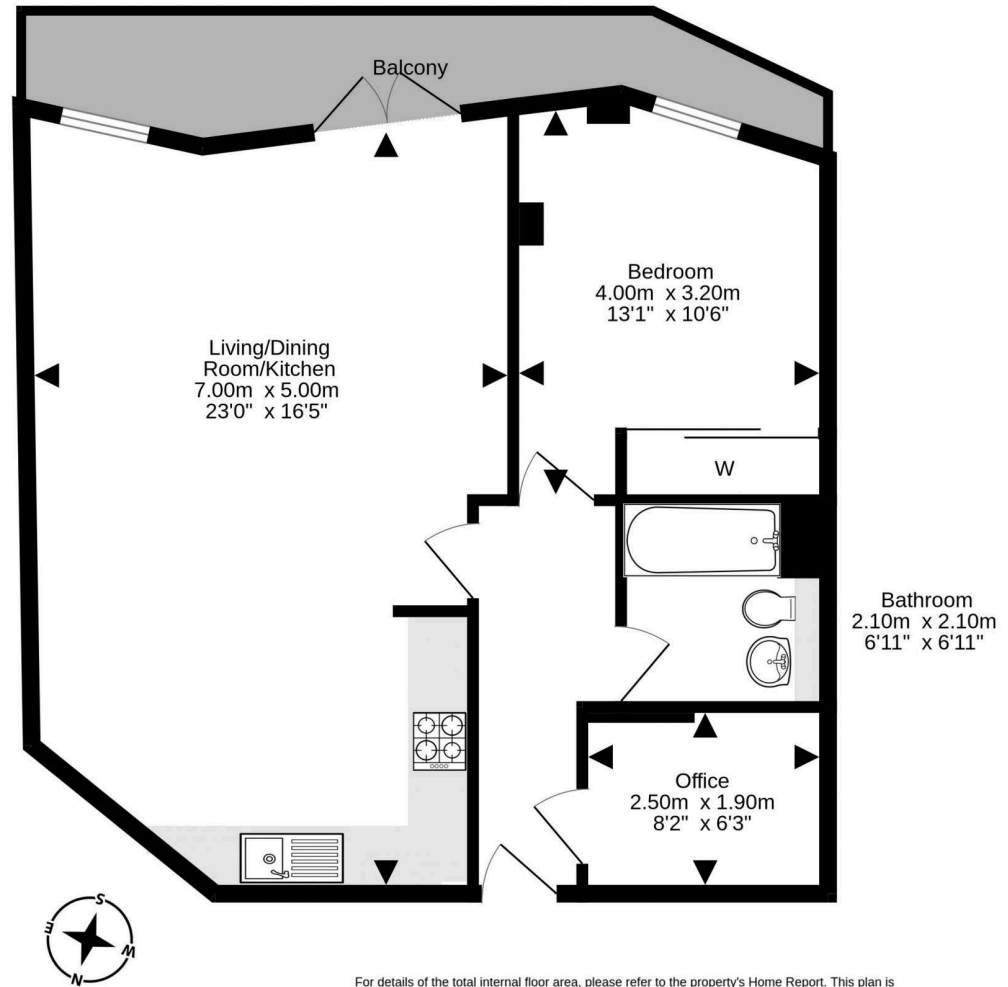
Extras: The integrated fridge/freezer, washing machine, oven, hob, extractor fan, blinds and curtains are being included. Various other items may be available by separate negotiation, if required. EPC rating Band C.

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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

ēspc