



Flat 1, 57 Hesperus Broadway, Edinburgh, EH5 1FT

Two-Bedroom, Ground-Floor Apartment with Private Patio & Allocated Parking Space

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Property Description

Located within an exclusive waterfront development at Granton Harbour, this impressive two-bedroom ground-floor apartment offers spacious, contemporary living with a private patio terrace and an allocated parking space. Set in a modern, factored residential complex just north of Edinburgh city centre, the property combines stylish interiors with a superb coastal setting.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, bathroom and utility room.

Highlights include a modern, fitted kitchen with integrated appliances and white granite worktops, as well as fitted bathroom suites and underfloor heating throughout. In addition, there is excellent storage provision, generous room sizes, tasteful décor, contemporary lighting, and fibre-optic media connections. The development also boasts a shared courtyard, a secure video entry system, a lift service and an allocated space in a secure underground parking facility.

A welcoming entrance hall with two generous storage cupboards leads into a bright and spacious open-plan living area. Benefiting from a dual-aspect layout, this sociable space enjoys an abundance of natural light, featuring wood-effect flooring, a wall-mounted TV point and electric fire, and dual access points to the private decked terrace, which includes a swing—ideal for relaxing or entertaining. To one side, a stylish kitchen is fitted with modern units and worktops, a tiled surround, and an island unit with a four-ring gas hob. Integrated appliances include an eye-level oven and dishwasher, while a separate utility room provides additional storage and houses the washing machine and fridge/freezer.

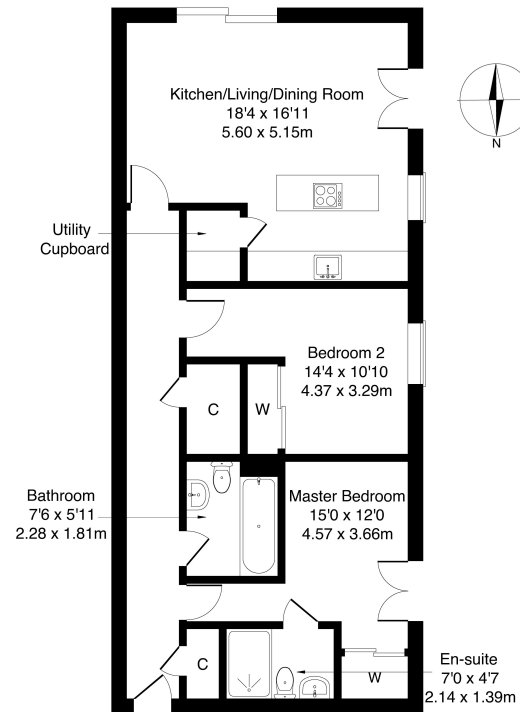
Both double bedrooms are well-proportioned and tastefully finished with neutral décor, carpeted flooring, and built-in wardrobes. The master bedroom further benefits from a modern en-suite shower room and direct access to the patio via French doors. Completing the accommodation is a stylish family bathroom with a three-piece suite, overhead shower, and tiled splash walls.

An EWS1 form has been obtained and can be found at the back of the Home Report.

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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Granton is located about three miles north of Edinburgh's city centre, offering convenient access to the trendy Shore district and the Ocean Terminal shopping centre, which features a cinema and popular restaurants. Several supermarkets are nearby, and Craighleith Retail Park provides additional shopping options. Frequent public transport runs from West Granton Road and Waterfront Avenue to the city centre, including a direct Airlink service to the airport. The area

is experiencing significant development, notably at Granton Marina, which will include a new hotel, spa, and residential properties. With several gyms and leisure centres close by, residents can also enjoy the scenic waterfront path and causeway leading to Cramond Island, perfect for jogging, dog walking, and family outings. Granton is home to the new Edinburgh College and offers well-regarded local schools.





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