



Flat 4, 4 Hesperus Crossway, Edinburgh, EH5 1GH

Beautifully Presented & Spacious, Two Bedroom, First Floor Apartment

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Property Description

Beautifully presented and spacious, two-bedroom, first-floor apartment, with a southerly facing private balcony. Set in a modern, factored residential development with an exclusive waterfront setting at Granton Harbour, north of Edinburgh city centre.

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

Highlights include a modern fitted kitchen with integrated appliances, contemporary flooring and lighting, stylish fitted bathroom suites and underfloor heating throughout. In addition, there is good storage provision including integrated bedroom wardrobes, generous room sizes, and light modern decor. The development also provides a shared courtyard, a secured video entry system, lift service and allocated space in a secure underground parking facility.

The entrance hallway gives access throughout and features two built-in store cupboards, a video entry system, wood-effect flooring and recessed spotlighting.

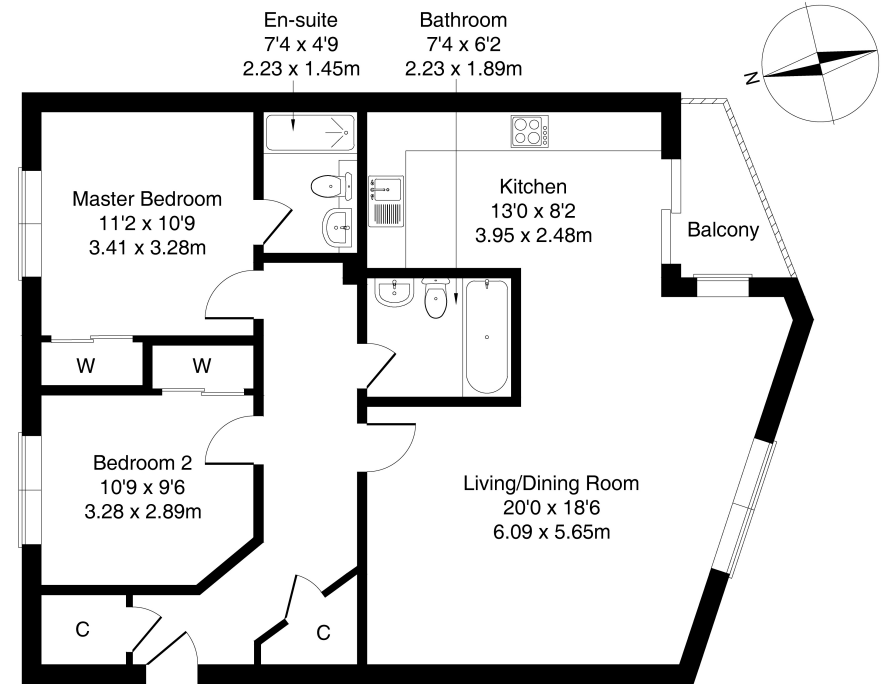
An open-plan living space has ample room for lounge and dining furniture, a TV point, wood-effect flooring matching the hall, recessed spotlighting, and access to the private balcony with superb harbour views. The kitchen area has easy maintenance tiled flooring, whilst fitted units include stone-effect worktops, sink with drainer, unit downlighting, and an integrated fridge/freezer, washing machine, oven and gas hob with canopy above.

The master bedroom is set to the rear overlooking the shared courtyard and has a mirrored built-in wardrobe, newly carpeted flooring, and a generous, en-suite shower room with two piece suite and an integrated cubicle. Bedroom two is also rear-facing and features a built-in wardrobe and newly carpeted flooring.

The full-tiled bathroom is set internally off the hallway and is fitted with a three-piece suite including a mains shower over the bath and a shaver point.

A 360 Virtual Tour is available online.

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Estate Agents and Solicitors Approximate Gross Internal Area: (958 sq ft - 89 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 lies approximately three miles north of the city centre, and lies within easy reach of the fashionable Shore area and Ocean Terminal, providing facilities including a cinema, high-street shops, and a range of popular restaurants. Within a couple of miles there are a number of supermarkets, with Craighleith Retail Park offering additional shopping facilities. There are frequent public transport links from West Granton Road and Waterfront Avenue to and from the city centre, with a direct Airlink service to the Airport. The Granton area itself is undergoing significant development, including

works at the Granton Marina which will include a new hotel, spa, and residences. With several gyms and leisure centres nearby, the area also lies close to the charming waterfront path and causeway leading towards Cramond Island, an ideal route for joggers, dog walkers, and families. The area is home to the new Edinburgh College, and also offers well-regarded local schooling.





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