



Flat 2, 5 Heron Place, Edinburgh, EH5 1GG

Immaculately Presented, One-Bedroom, Elevated Ground Floor Apartment

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Property Description

Immaculately presented, one-bedroom, elevated ground-floor apartment with superb sea views from a private patio terrace. Forming part of an exclusive, factored waterfront development in the Granton Harbour area, north of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a double bedroom and a bathroom.

Highlights include a newly fitted integrated kitchen, underfloor heating throughout, a stylish bathroom, and tasteful decor. In addition, there is contemporary flooring and spot-lighting throughout, and superb storage including a walk-in store room.

The development also provides an allocated parking space in a secured car park, a video entry system, and landscaped grounds.

A welcoming reception hall features the secured entry system and space for freestanding storage, and gives access throughout the property, including to a walk-in store. A light and spacious, open-plan living space features patio doors to the private wood-decked terrace, shelving, wood effect flooring and a wall-mount TV point. To the rear of the room, the stylish kitchen area has a breakfast bar which may be available for inclusion in the sale; whilst modern, newly fitted units include a full range of integrated appliances with a fridge/freezer, washing machine, dishwasher, oven and gas hob with a canopy above.

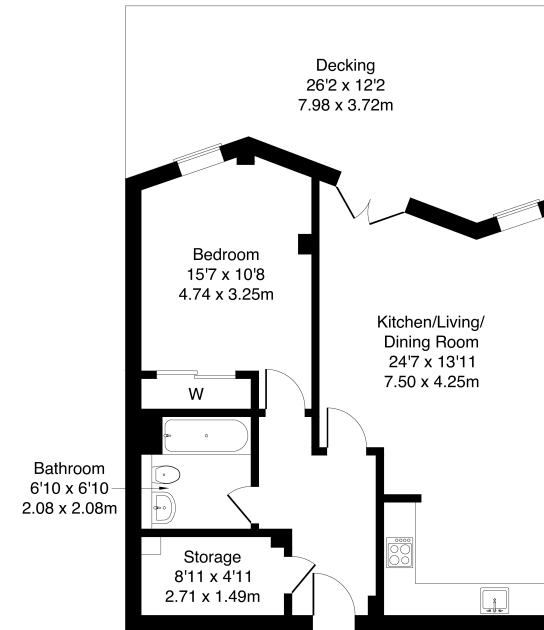
A generous double bedroom is tastefully finished and features a built-in mirrored wardrobe, further ample space for freestanding storage, wood effect flooring and waterfront skyline views. Completing the accommodation, set internally, a fully tiled bathroom has a fitted three-piece suite, including a mains shower over the bath and a shaver point.

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: (646 sq ft - 60 sq m.)



Upper Ground Floor

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, within easy reach of the fashionable Shore district and the Ocean Terminal shopping centre which includes a cinema and a range of popular restaurants. Within a couple of miles, there are several 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. Granton 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, offering 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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