



5/19 Heron Place
THE SHORE | EDINBURGH | EH5 1GG


warners
solicitors & estate agents



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Set on a quiet street next to Granton Harbour and boasting panoramic sea views, manicured communal grounds, two large balconies, secure underground parking and lift access is this executive penthouse apartment.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, bright dual aspect lounge/kitchen with contemporary kitchen units, generous dining space, a wide wrap round balcony and a second well-proportioned balcony. The master bedroom enjoys built-in wardrobes and an elegant en-suite shower room, there are two further double bedrooms (one with built-in wardrobes) and the flat is completed by a stylish main bathroom with shower over bath.

- Modern penthouse apartment
- Two large balconies
- Secure underground parking
- Uninterrupted sea views
- Welcoming hallway
- Bright dual aspect lounge/kitchen area
- Three double bedrooms
- Two bathrooms
- Moments from Granton Harbour
- Close to excellent amenities and quick transport links

EPC rating B.

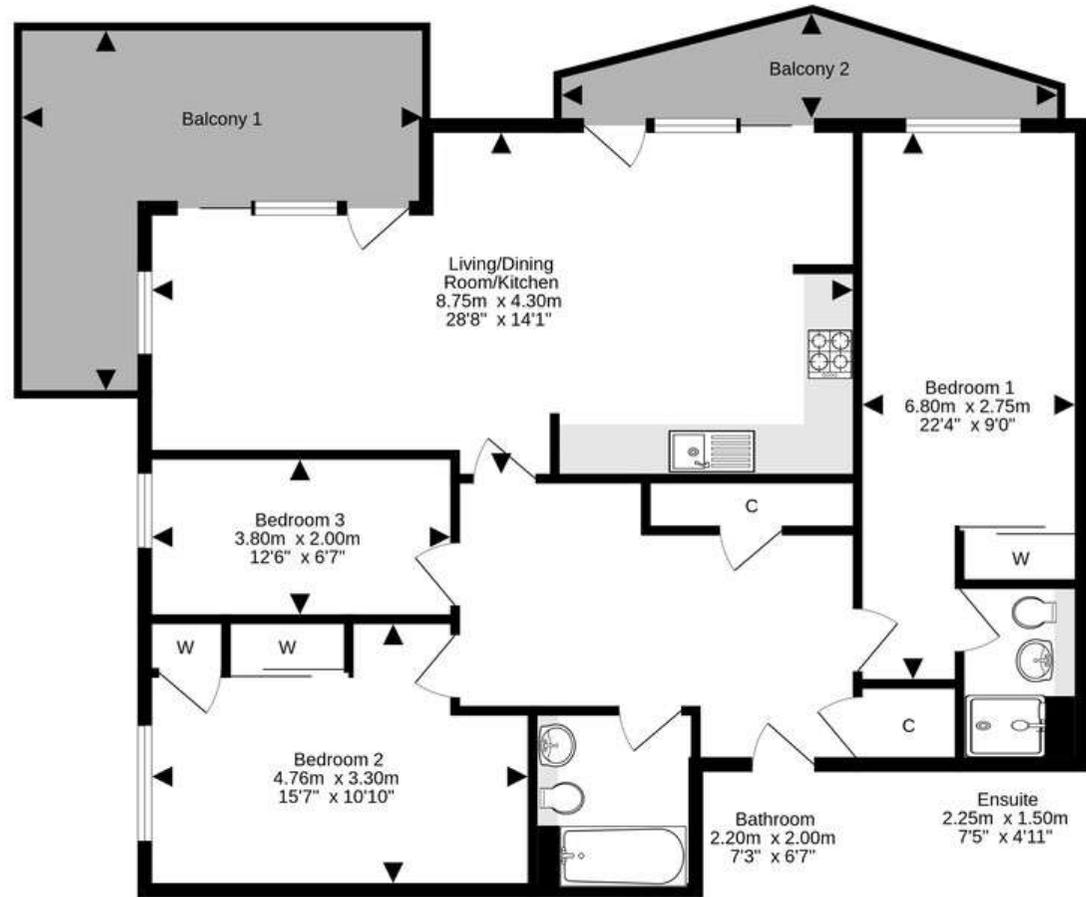
All blinds and white goods will be included in the sale.

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



Granton to 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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