



7/12 SALTIRE STREET

GRANTON, EDINBURGH, EH5 1QS



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Two bedroom top-floor flat

Part of a sought-after modern development in Granton, this top-floor flat is a spacious and light-filled residence that is in excellent decorative order.

The two-bedroom property has quality fixtures and fittings and oversized windows. It features a charming reception area, a well-appointed kitchen, two bathrooms, and a private balcony with views to the Firth of Forth. Inside the flat, accessed via a secure shared entrance and stairwell, you are welcomed by a hall with a storage cupboard. Directly ahead is the living/dining room, which pairs neutral hues with a wood-textured floor for a contemporary aesthetic that is homely and inviting. It has a spacious footprint for lounge furniture and a table and chairs, and it is brightly illuminated by full-height glazing. Extending from here is a private, sheltered balcony, which affords lovely green views to the Firth of Forth. Openly accessed, the kitchen also connects to the living area, sporting cream-colored cabinets and a wood-toned worktop. It has an integrated oven and ceramic hob, and includes a freestanding fridge/freezer, a dishwasher, and a washing machine (stored in a utility cupboard). Decorated in modern styles, the two double bedrooms are both bright and airy and equipped with built-in wardrobes. The principal bedroom, laid with a soft carpet, also features a modern en-suite shower room, whereas the second bedroom has a wood-inspired floor and convenient access to the hall and living area. A white tiled family bathroom, fitted with a three-piece suite and overhead shower, finishes the accommodation. Gas central heating and double-glazed windows ensure year-round comfort.

Outside, there is a children's playpark and communal garden grounds. Unrestricted parking bays are available for visitors and residents alike.

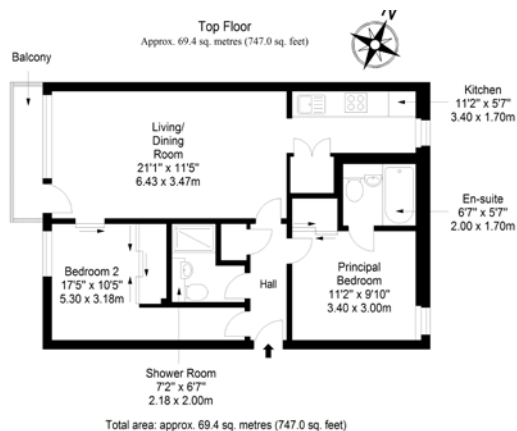
Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

Factor: an approximate monthly fee of £61 is payable to Places for People, which includes the upkeep and maintenance of communal areas and block buildings insurance.



Granton, Edinburgh

Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years. The area, which lies under four miles north of the city centre, is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth. Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station, a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre, which is home to an array of high-street stores, a multi-screen cinema and a selection of family restaurants. With a wide variety of leisure activities right on its doorstep, Granton has something for everyone: from tranquil strolls along the waterfront promenade towards picturesque Cramond to exhilarating sailing and water sports at the marina. Granton is within the catchment area for well-regarded state schools and is well placed for some of the finest independent schools in the country. Thanks to its northerly location, the area enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport and Queensferry Crossing. Comprehensive public transport services and a vast cycle path network also provide fantastic links into the city centre and beyond.



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