



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/4 Saltire Street

Granton, Edinburgh, EH5 1QS

Located in a striking, contemporary development in Granton, just a short stroll from the waterfront, this two-bedroom first-floor flat with modern interiors offers its new owners light-filled accommodation in a coastal setting. The property boasts a generous open plan living and dining area with an adjoining contemporary kitchen, two spacious double bedrooms with wardrobes and an en-suite bathroom, plus a modern shower room and plentiful fitted storage. The second bedroom has sliding door access to the living/ dining area, creating an ideal space for home office space or a formal dining area. Externally, the development comes with landscaped communal gardens, private residents' parking, and easy access to excellent amenities such as shops, restaurants, the waterfront, and transport links into the city centre.

Extras: All fitted floor and window coverings, light fixtures and fittings, and kitchen appliances. Please note: The property will be sold as seen, with no warranties or guarantees provided as to the working order of the systems and appliances.

Factors: The development is managed by RGM Factors with an approximate cost of £83/pcm. This fee includes the cleaning, lighting and maintenance for all communal areas, as well as the block buildings insurance.

Property Summary

- Attractive first-floor flat
- Contemporary development in coastal Granton
- Modern interiors, in move-in condition
- Secure entry-system
- Generous open plan living/dining room with sliding door to Bedroom 2
- Contemporary kitchen with utility cupboard
- Principal bedroom with en-suite and wardrobe
- Double bedroom with wardrobe - can also be used as a Home Office/ Study
- Modern shower room
- Communal garden
- Private residents' parking
- GCH and double glazing
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £205,000







The flat accommodates a generous living and dining room, a contemporary kitchen and two bedrooms







The home is beautifully presented with modern interiors throughout





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

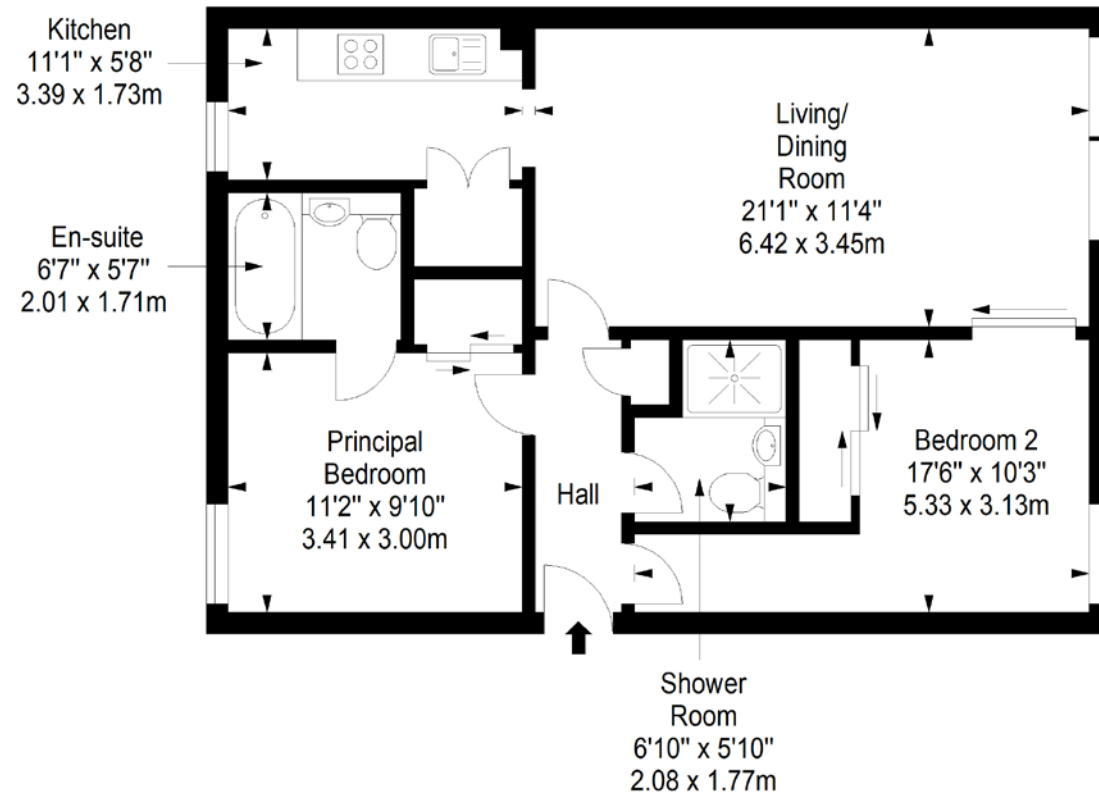
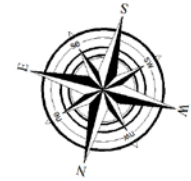


Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.