



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

*2/25, Saltire Square*

Granton, Edinburgh EH5 1PR

Set within a lift-serviced contemporary development complex in Granton, this two-bedroom sixth-floor apartment comes with spacious accommodation and neutral interiors requiring some upgrading. It is ideal for new owners to customise to their taste. The sun-filled terraced home enjoys an open-plan layout to the living and dining kitchen, a wardrobed principal bedroom with a massive private terrace enjoying far-reaching sea views, a versatile second bedroom with fitted storage and a westerly aspect. Completing the accommodation is a family bathroom with a shower-over-bath. Externally, the development residents benefit from unrestricted on-street and residents' parking and access to excellent local amenities, including Granton Beach, local cafes, restaurants, shops, transport links and green space.

Extras: all fitted floor and window coverings, lights fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Please note that the property will be sold as seen.

Factor: RMG factors in the development at an approximate cost of £100 per month. The factor fee includes upkeep and maintenance for all communal areas and building insurance.

## Property Summary

- Sunny sixth-floor apartment
- Modern development in Granton
- Stunning uninterrupted sea views
- Secure entry, stairs and lift service
- Entrance hall with storage
- Sun-facing dual-aspect kitchen/dining/living room
- Terraced main bedroom with wardrobe
- West-facing second bedroom with storage space
- Three-piece family bathroom
- Private south-facing terrace
- Massive second terrace with lovely beach views
- Unrestricted on-street and residents' parking
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £210,000







Sun-facing dual-aspect  
kitchen/dining/living  
room with stunning  
uninterrupted sea views







A private south-facing  
terrace and a massive  
second terrace with lovely  
beach views





Let us help you find your next  
**dream property!**



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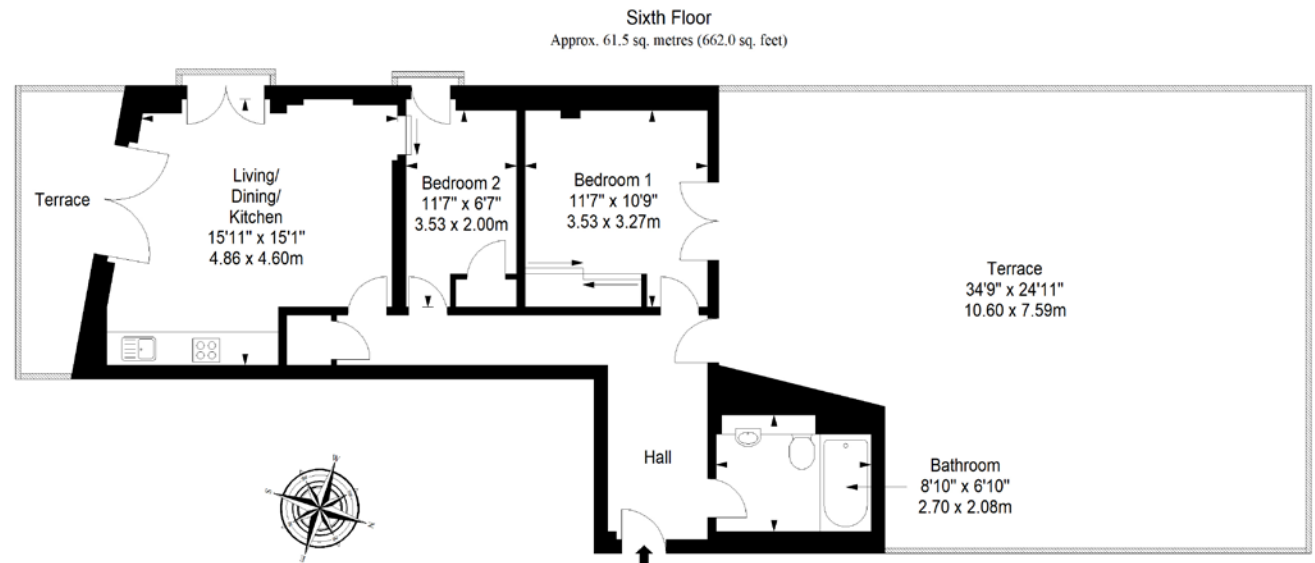
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

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.



Total area: approx. 61.5 sq. metres (662.0 sq. feet)