

COULTERS<sup>©</sup>

# 4 SALTIRE STREET

GRANTON, EDINBURGH, EH5 1PT

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Nestled along Granton waterfront, this beautifully presented two-bedroom main door flat offers a perfect blend of modern living and coastal charm. Ideal for first-time buyers, this delightful property combines contemporary aesthetics with the convenience of a prime location.

Step inside to discover a set of stairs that lead to a welcoming hallway with fantastic storage. The stunning open-plan kitchen, dining, and living area that is designed for both relaxation and entertaining.

## KEY FEATURES



Well presented Maindoor flat.



Two double bedrooms with built in wardrobes.



Situated on Granton waterfront.



Unrestricted residents parking.

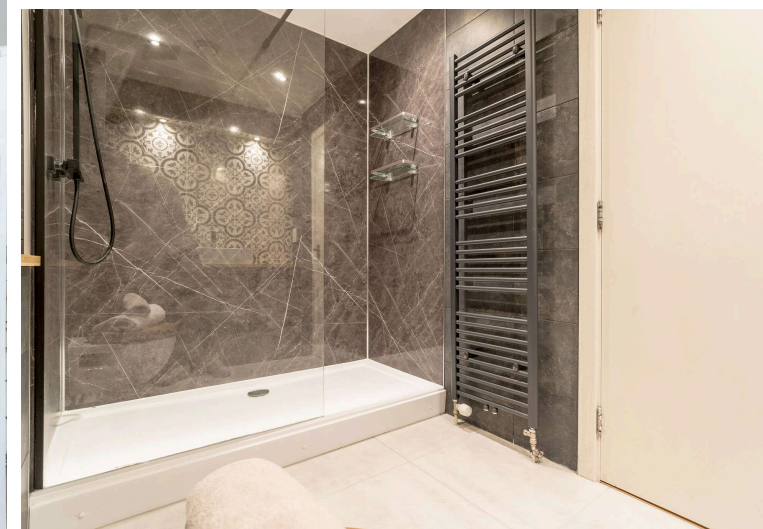


Within a walking distance of Newhaven.



Gas central heating and double glazing throughout.





The newly renovated kitchen features sleek wall and floor-mounted cabinets, complete with integrated appliances including a four-ring induction hob, oven and extractor hood, dishwasher, and fridge freezer. Juliette balcony doors fill the room in natural light, enhancing the spacious atmosphere, while the living area seamlessly connects with the dining space. Both generously sized double bedrooms come equipped with built-in wardrobe space, offering practical storage solutions, and the recently upgraded, fully tiled shower room boasts a modern walk-in shower and heated towel rail for added comfort and luxury.

The property benefits from unrestricted residents parking, gas central heating and double glazing fitted throughout.





## THE LOCAL AREA

The area is close to some of the City's finest open spaces from Newhaven's picturesque harbour and lighthouse to scenic Starbank Park, and Lomond Park with its popular Lawn Tennis Club and Bowling Club. David Lloyd Health Club at Newhaven with its state-of-the-art gym, indoor and outdoor swimming pools, tennis courts, and spa is near by. Ocean Terminal houses a multi-plex VUE Cinema, PUREGym, and many well-known restaurants and stores. Fashionable drinking spots and eateries with spectacular views are within walking distance at Newhaven Harbour. Regular bus services provide a quick route to the City Centre and this journey will be enhanced with the tram extension when it is completed this year.

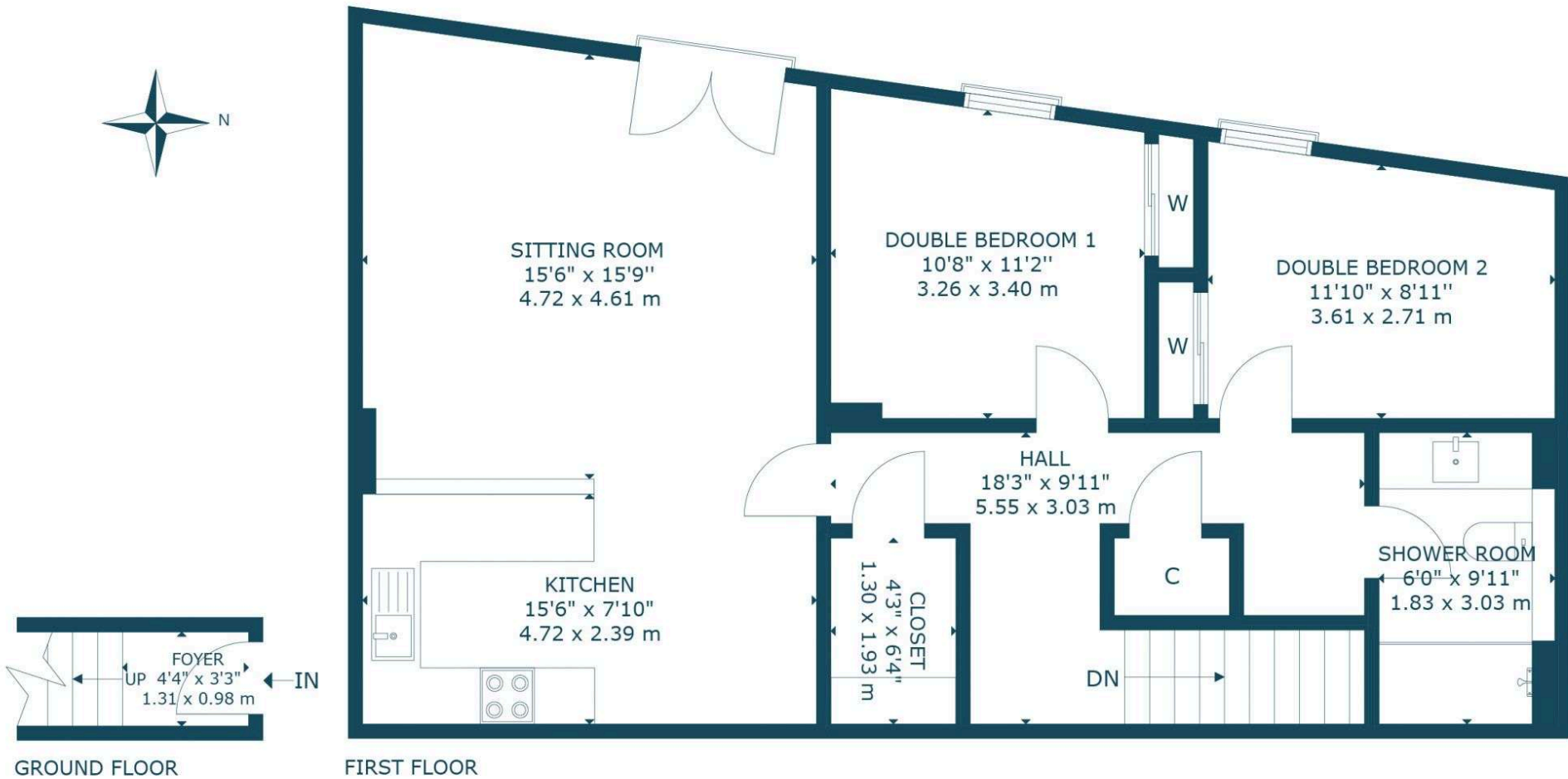
## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor for the development is RMG and the quarterly service charges are approximately £285 which includes buildings insurance.



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GROUND FLOOR

FIRST FLOOR

4 SALTIRE STREET, EDINBURGH, EH5 1PT

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 881 SQ FT / 81 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.