



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

2/36 Saltire Square  
Granton, Edinburgh, EH5 1PT

# 2/36 Saltire Square

Welcome to an outstanding two-bedroom ninth/top-floor apartment which offers coastal living and pristine modern interiors, presented in true walk-in condition. Set beside Granton Harbour, the property forms part of a contemporary development that will massively appeal to a wide variety of buyers. The home provides a sought-after blank canvas, as well as a sociable open-plan reception area with a premium kitchen. It further boasts two bathrooms, excellent storage, and residents' parking. With its elevated position, the home also enjoys far-reaching views over Edinburgh, capturing iconic shots of Arthur's Seat, Edinburgh Castle, and the Forth Bridges.

Extras: all fitted floor and window coverings, light fittings, integrated oven, ceramic hob, and dishwasher, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note: this property will be sold as seen, with no warranties or guarantees provided as to the working order of the systems and appliances.

## Property Summary

- An exceptional penthouse apartment
- Part of a sought-after modern development
- Iconic Edinburgh skyline views
- Large and airy rooms with Juliet balconies
- Secure entry and convenient lift service
- Welcoming entrance hall with cloak storage
- Open-plan kitchen/living/dining room
- Modern, well-appointed kitchen
- Separate laundry room off the hall
- Two double bedrooms with built-in wardrobes
- Contemporary 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Well-maintained communal garden
- Ample residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £210,000







Open-plan kitchen/living/dining room, a modern, well-appointed kitchen and a separate laundry room off the hall







Two double bedrooms with built-in wardrobes, a contemporary 3pc en-suite shower room and a 3pc family bathroom with overhead shower





Let us help you find your next  
dream property!



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DISCLAIMER

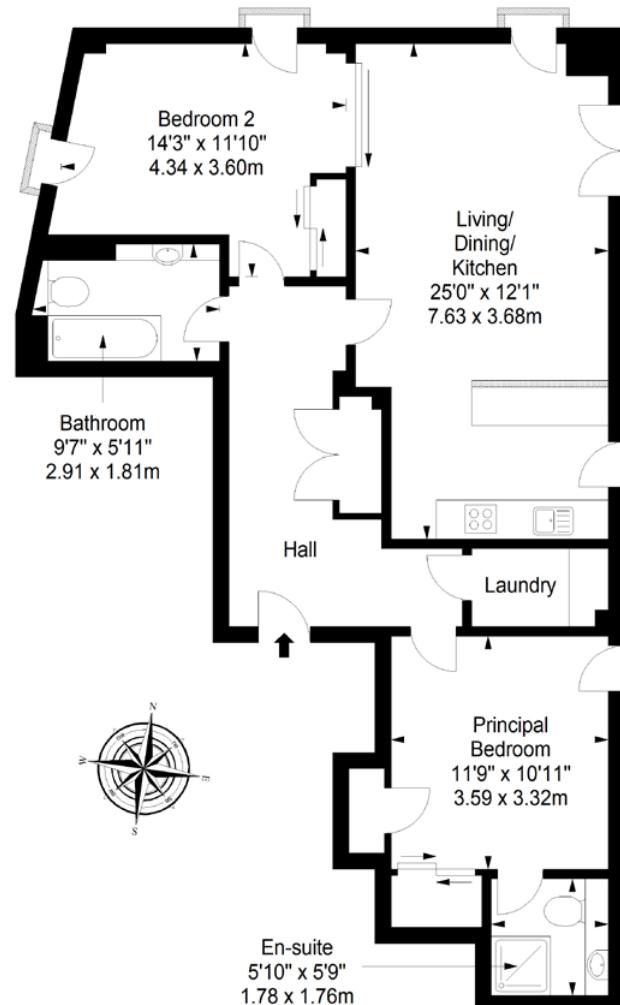
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not 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.

Factor: The development is factored by RMG factors for a monthly fee of approximately £100 per month.

The factor fee includes upkeep and maintenance for all communal areas and building insurance.

Ninth Floor

Approx. 83.6 sq. metres (900.0 sq. feet)



Total area: approx. 83.6 sq. metres (900.0 sq. feet)