



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**9/2 Saltire Street**

Granton, Edinburgh, EH5 1QS



Brought to market in true walk-in condition, this large ground-floor apartment is an exceptional one-bedroom residence that forms part of a striking contemporary development set by the coast in Granton. The home is finished to high standards throughout, providing bright and airy accommodation that is neutrally decorated – the ideal look for new buyers. It further boasts sociable open-plan living that extends out to a private decked garden area for relaxing in the sun. It also features a well-appointed kitchen and a modern three-piece bathroom. Altogether, this home is sure to have mass appeal amongst city professionals, couples, first-time buyers, and downsizers alike.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, concealed extractor, dishwasher, and washing machine), and a freestanding fridge/freezer to be included in the sale. Please note, this property is 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 at an approximate fee of £85/pcm. This fee covers the cleaning, lighting and maintenance of all communal areas, as well as the block buildings insurance.

## Property Summary

- Ground-floor apartment in walk-in condition
- Part of a sought-after modern development
- Situated by the coast in popular Granton
- Blank canvas of décor throughout
- Secure telephone-entry system
- Welcoming hall with built-in cloak storage
- Open-plan kitchen/living/dining room
- Neatly zoned, modern kitchen
- Large double bedroom with built-in wardrobe
- Quality bathroom with overhead shower
- Private garden deck (extending from living area)
- Well-maintained communal garden
- Generous residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £155,000





Ground-floor apartment in walk-in condition, situated by the coast in popular Granton





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



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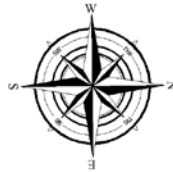


**CHARTERED FIRM**

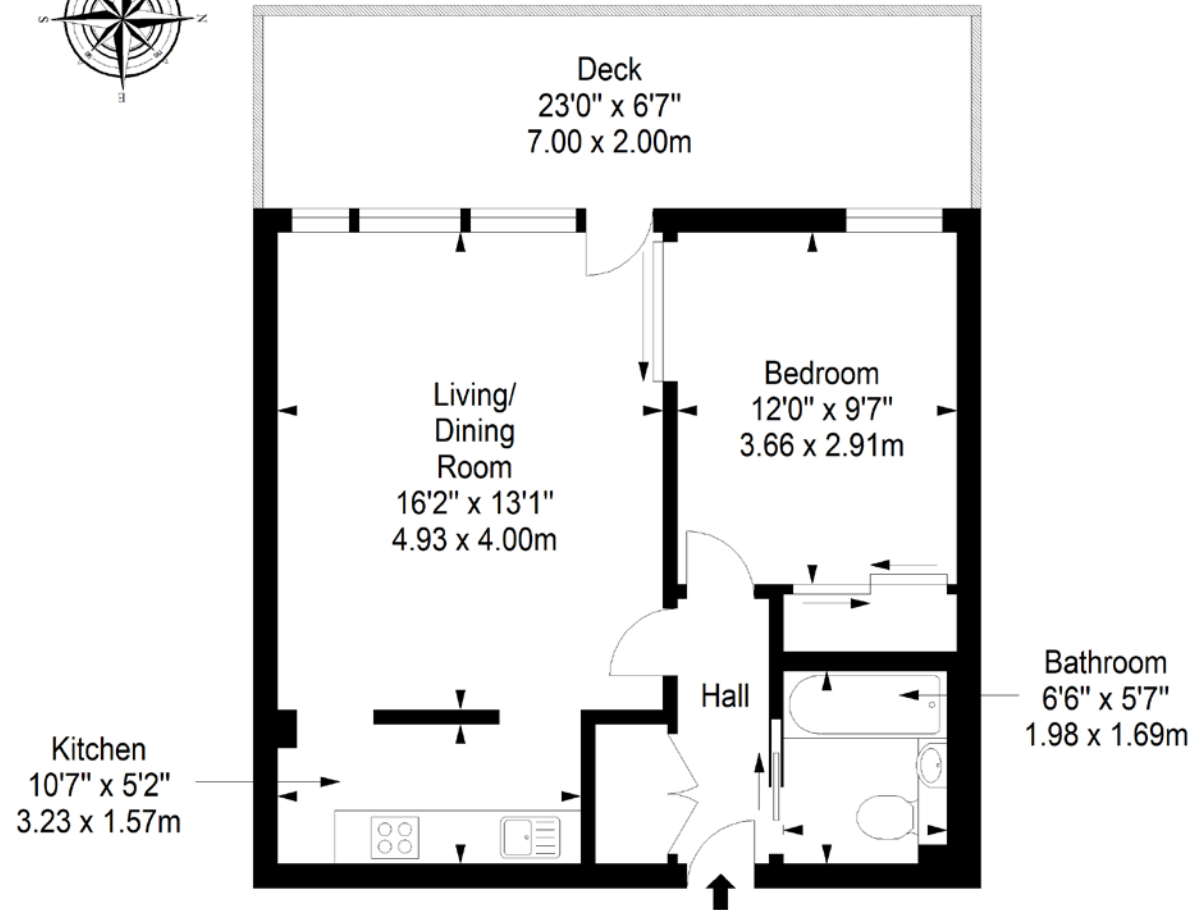
**Zoopa.co.uk** **rightmove** **onTheMarket.com**

**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.



**Ground Floor**  
Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 45.9 sq. metres (494.1 sq. feet)