



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**9/8 Saltire Street**

Granton, Edinburgh, EH5 1QS



# 9/8 Saltire Street

Presented in turn-key condition with tasteful white and wood-toned décor, this one-bedroom second-floor flat enjoys a tranquil setting, just moments from Granton beach. Excellent bus and road links allow swift travel across the city, to the bypass, motorway network, Queensferry Crossing, and Edinburgh Airport. The accommodation includes a double bedroom with a fitted wardrobe, a bathroom with a shower-over-bath, and a spacious living/dining area open to the kitchen. Floor-length windows in the bedroom and reception space provide plentiful natural light and leafy open views. Residents of the modern development share access to unallocated on-site parking and communal gardens.

Extras: All fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, concealed extractor, dishwasher) and freestanding appliances 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.

Factor: 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

- Quiet modern development close to Granton beach
- Move-in ready second-floor flat
- Tasteful neutral décor and open views
- Shared lift and secure entry system
- Entrance hall with storage
- Bright and versatile living/dining room open to:
- Stylish kitchen with appliances
- One double bedroom with a large fitted wardrobe
- Bathroom with shower-over-bath
- Communal gardens
- Unallocated residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £150,000





The accommodation includes a double bedroom with a fitted wardrobe, a bathroom with a shower-over-bath, and a spacious living/dining area open to the kitchen



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**dream property!**



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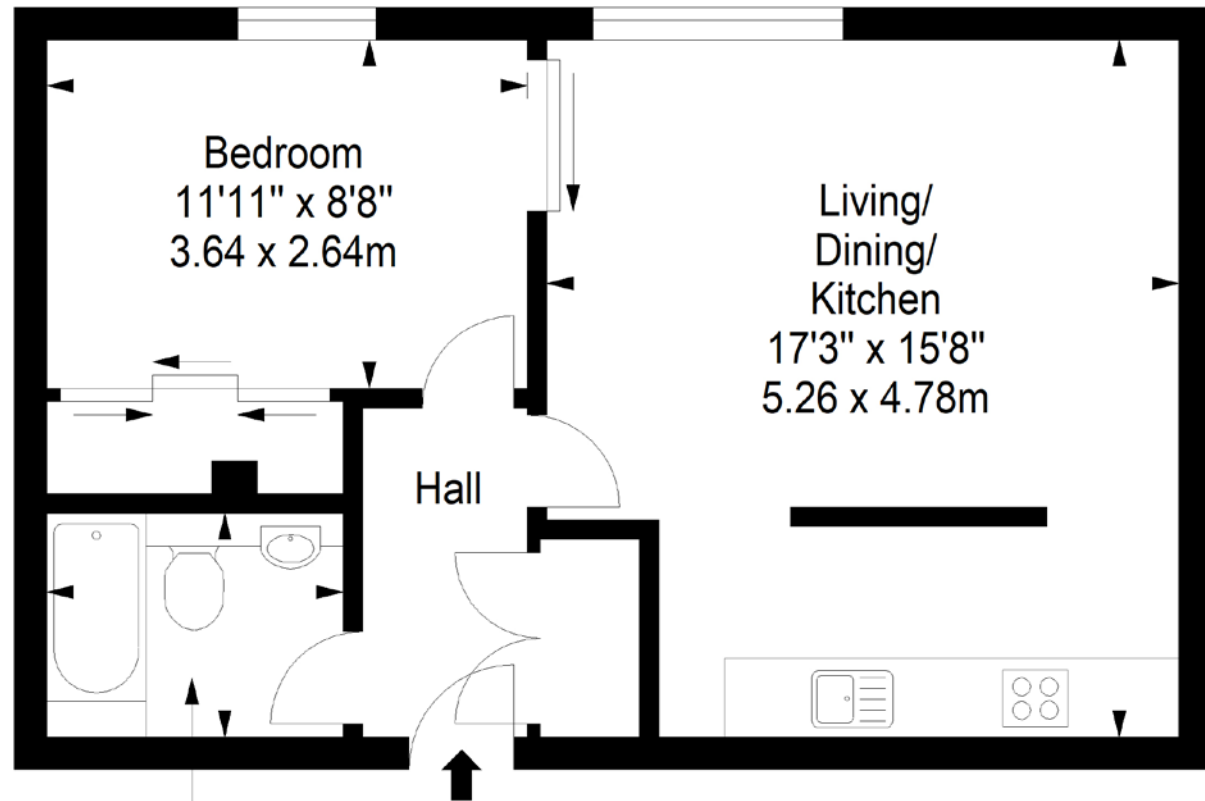
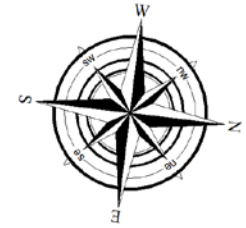
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**Zoopa.co.uk** **rightmove** **onTheMarket.com**

**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.

**Second Floor**  
Approx. 45.6 sq. metres (490.9 sq. feet)



**Bathroom**  
7'7" x 5'7"  
2.32 x 1.69m

**Total area: approx. 45.6 sq. metres (490.9 sq. feet)**