



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5 Saltire Square

Granton, Edinburgh, EH5 1PR

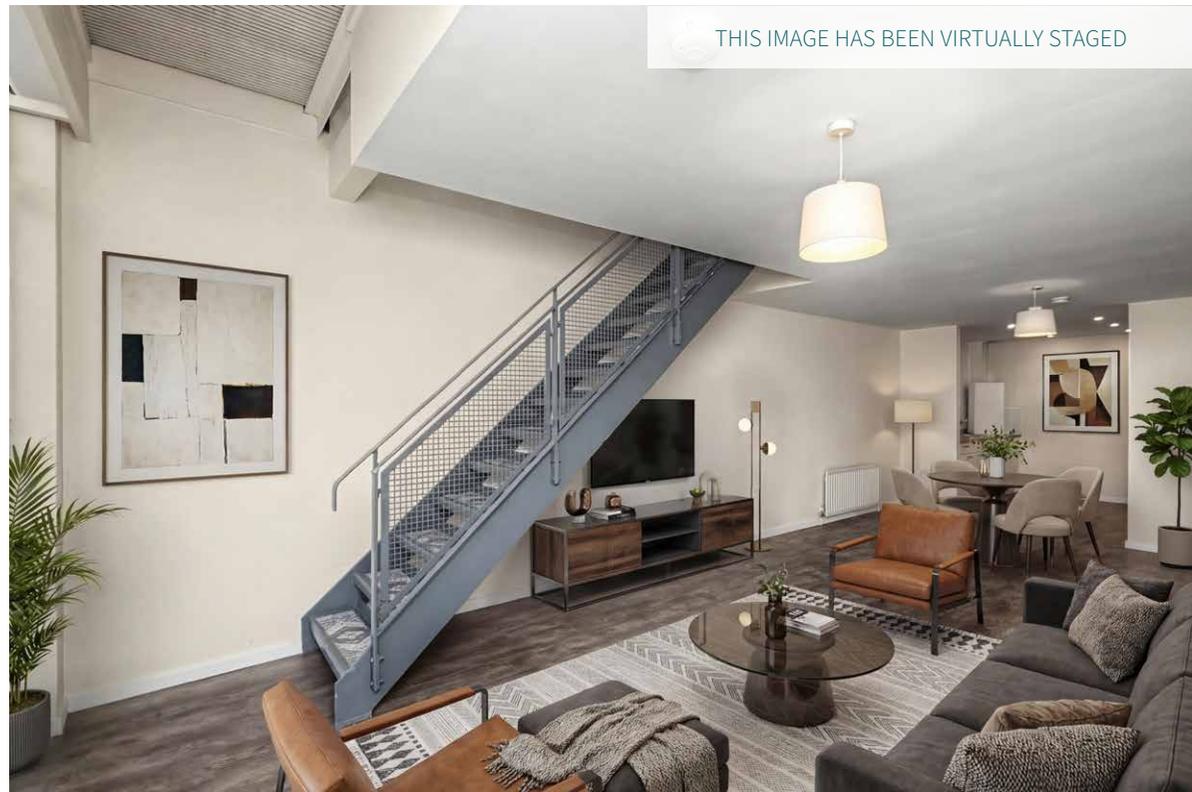
Set within a modern development with residents' parking and communal garden grounds, just a stone's throw from Granton Beach, this one-bedroom maisonette offers excellent space and versatility, with options for a second bedroom. The two-storey interiors are neutrally presented and brightly illuminated thanks to a southeast-facing front aspect. On the ground floor there is a generous living room (which could easily be set up as Bedroom 2) open plan to the useful utility area with sink and separate utility cupboard, plus a handy WC, whilst the first floor accessed via open staircase accommodates a dining kitchen, a double bedroom with storage, and a bathroom with a shower-over-bath. It is a unique and stylish home offering a desirable coastal address with excellent transport connections in and out of the city.

Extras: to include all fitted floor coverings, window coverings, light fittings and appliances. Please note, this property is sold as seen, with no warranties or guarantees provided regarding the working order of the systems and appliances.

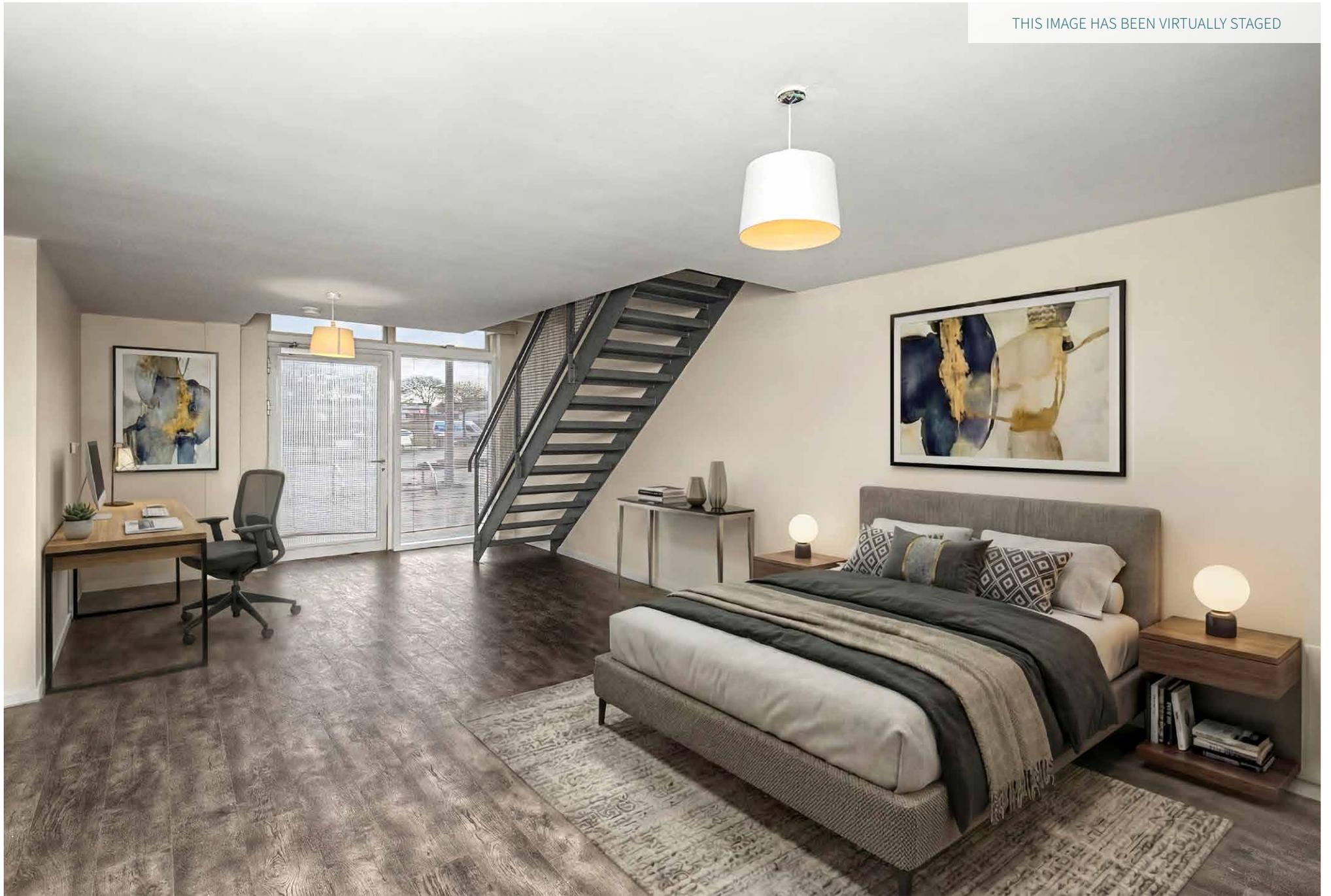
Factor: The factor is managed by RMG factors at an approximate monthly cost of £66. The fee includes cleaning, lighting & maintenance for communal areas, as well as block building insurance.

Property Summary

- Modern development close to Granton Beach
- Spacious, neutrally presented maisonette with versatile layout options
- Large living room, which could also be set up as bedroom 2
- Southeast-facing dining kitchen with French windows
- One double bedroom with storage
- Bathroom with shower-over-bath
- Utility area and downstairs WC
- Communal garden grounds
- Convenient residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £195,000



THIS IMAGE HAS BEEN VIRTUALLY STAGED





Southeast-facing dining
kitchen with French
windows







One double bedroom with storage and a bathroom with shower-over-bath





Let us help you find your next
dream property!



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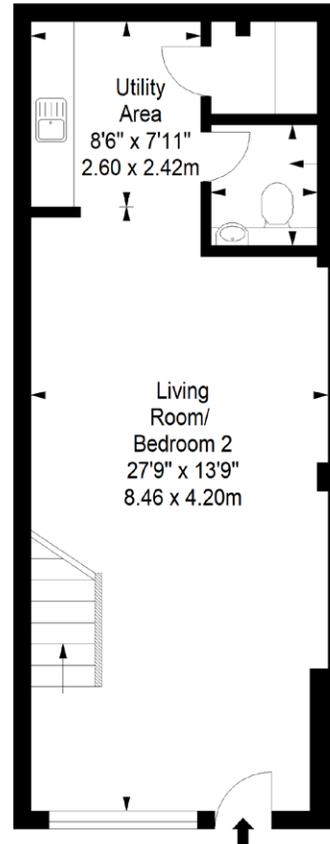
 **CHARTERED FIRM**

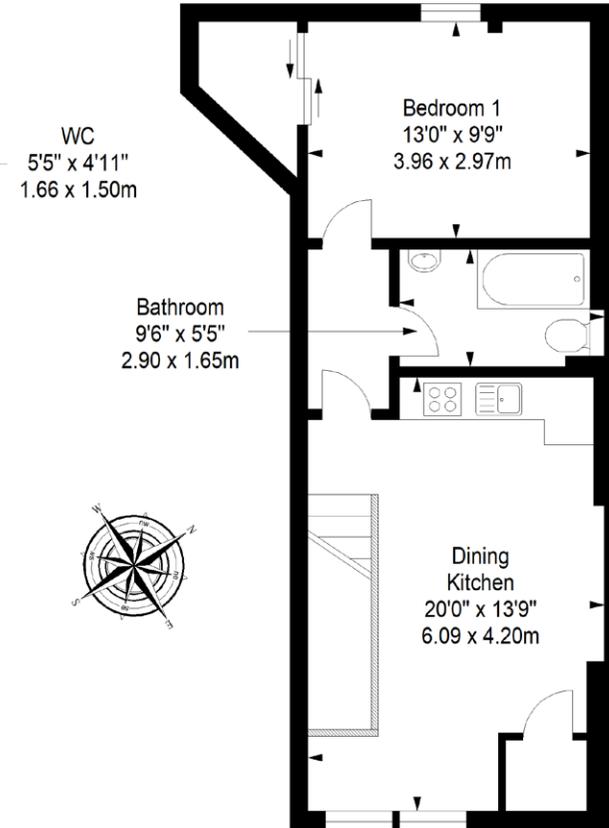
DISCLAIMER

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.

Ground Floor
Approx. 45.6 sq. metres (490.9 sq. feet)



First Floor
Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 93.4 sq. metres (1005.4 sq. feet)