



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/12 Saltire Street

Granton, Edinburgh, EH5 1QS

Welcome to a two-bedroom third-floor flat which forms part of a sought-after development set close to Granton Beach and harbour. Presented with a blank canvas of décor throughout, this beautiful home is brought to market move-in ready, allowing new buyers to easily add their own stamp. It offers bright and spacious interiors, as well as great storage and the benefit of a modern en-suite bathroom and family shower room. A private balcony adds further desirability, along with a well-appointed kitchen and private residents' parking. It is a superb property that will appeal to a wide variety of buyers, including professionals, first-time purchasers, and small families alike.

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

Factors: the development is managed by RGM Factors with an approximate cost of £83/pcm. This fee includes the cleaning, lighting and maintenance for all communal areas, as well as the block buildings insurance.



- A third-floor flat in walk-in condition
- Part of a modern development
- Desirable location in popular Granton
- Secure telephone-entry system
- Welcoming hall with built-in storage
- Large living and dining room
- Private balcony with elevated views
- Modern kitchen with utility cupboard
- Two double bedrooms with built-in wardrobes
- En-suite bathroom with overhead shower
- Matching family shower room
- Communal garden grounds
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £210,000



Part of a sought-after modern development set close to Granton Beach and harbour



Let us help you find your next
dream property!



RALPH SAYER
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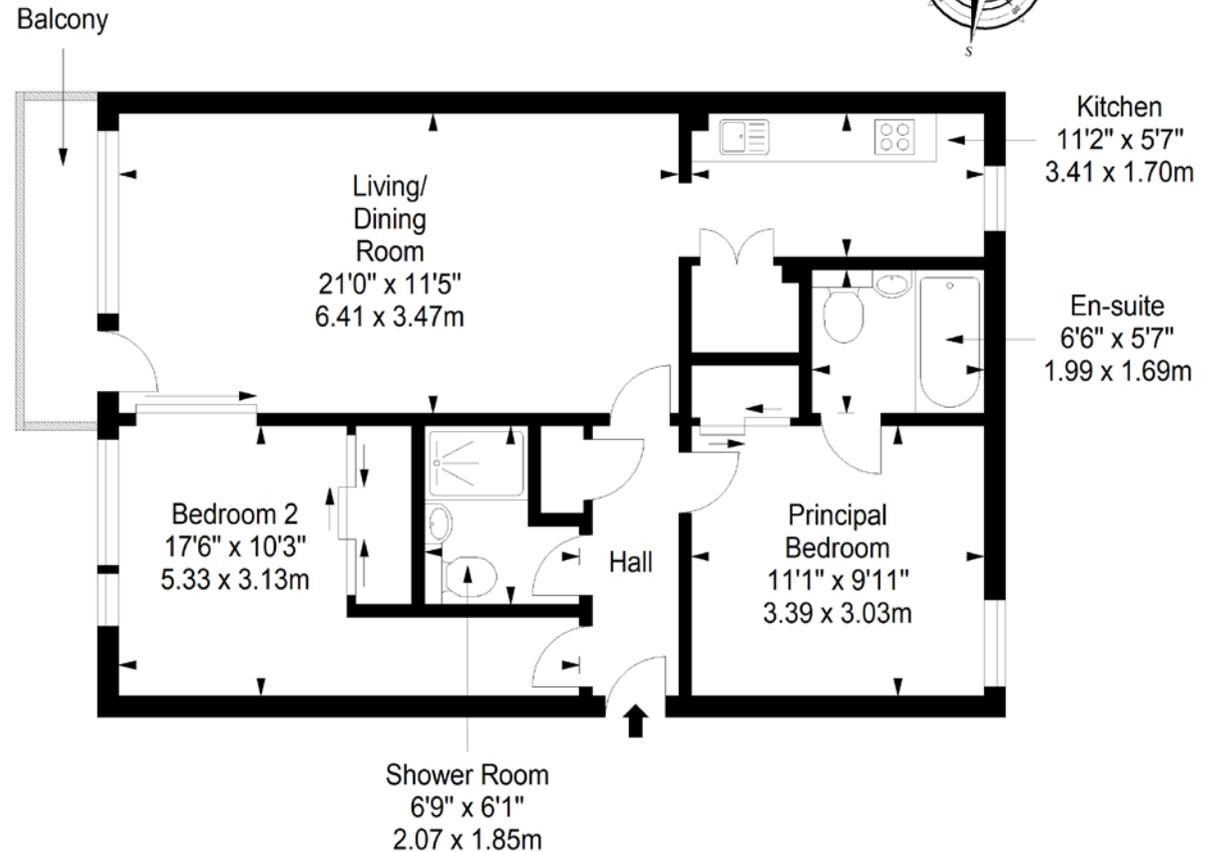
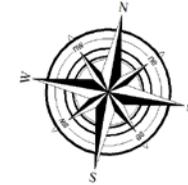
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc 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.

Third Floor
Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 sq. feet)