



Flat 8, 2 Saltire Square
Granton, EH5 1PR

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Open Plan Living Room/Kitchen
- Two Double Bedrooms (one en-suite)
- Bedroom 3/Dining Room
- Bathroom
- Free On-Street Parking
- Double Glazing
- EPC Rating – B

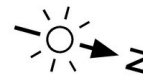


Forming part of a contemporary development on the waterfront in Granton is this beautifully presented third floor flat. The property is close to local amenities with convenient transport links to the City Centre and surrounding areas. Lovely walks can be found nearby at Cramond Beach with Silverknowes Golf Club within easy reach. In move-in condition, the accommodation would make an excellent purchase for the professional couple and comprises, secure entry phone system into communal entrance with lift and stair access, welcoming hallway, light and airy lounge with French Doors to ornamental balcony and open plan to the stylish kitchen, dining room suitable for use as third bedroom, two delightful good sized double bedrooms with built-in wardrobes/one with contemporary ensuite shower room and modern bathroom with shower over bath. The property is situated within landscaped communal gardens with private residents parking and benefits from double glazing and electric heating. Included in the sale are all floor coverings, electric hob/oven, fridge-freezer and dishwasher. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to RMG of approx. £115 per month which includes buildings insurance.

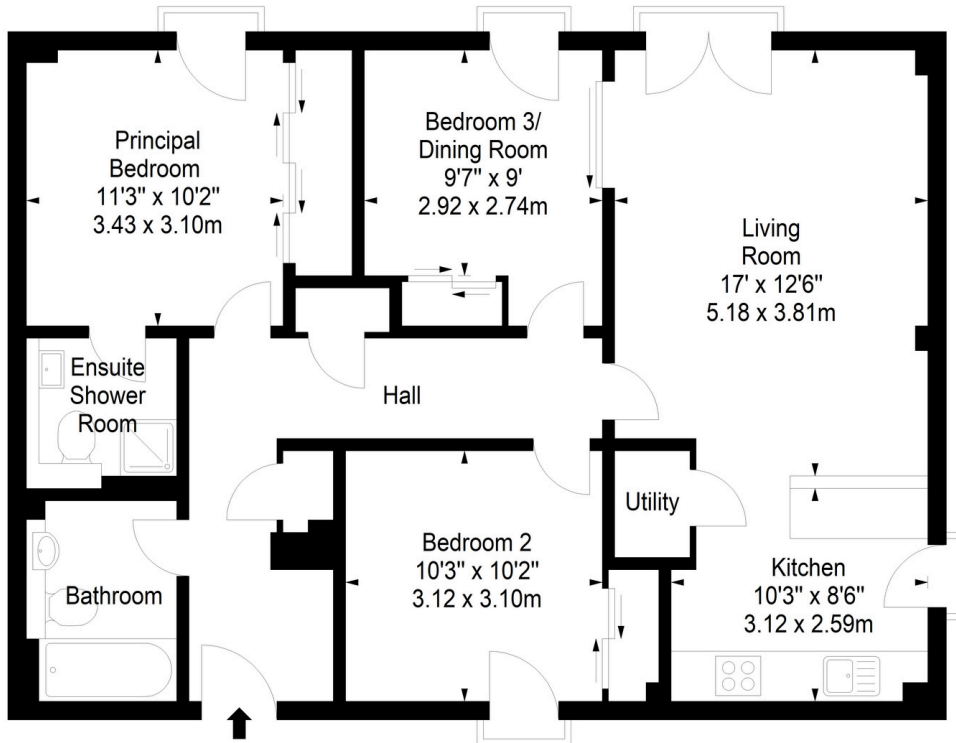




**Saltire Square,
Edinburgh, EH5 1PR**



Approx. Gross Internal Area
936 Sq Ft - 86.95 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk