



12/3 Saltire Street  
Granton  
Edinburgh  
EH5 1PT





Bright and well-presented, one bedroom, first-floor flat, set in a modern, factored residential development, conveniently located in the popular Granton area, north-west of Edinburgh city centre.

The accommodation comprises:

- Entrance hallway with utility cupboard, the secured entry system, wood flooring, recessed downlighting, and gives access to all rooms within.
- Living room with Juliet balcony, wood floors and space to accommodate a dining table and chairs.
- Kitchen fitted with a range of contemporary base and wall units with integrated electric oven, hob, extractor and dishwasher.
- Generous double bedroom with built in wardrobe and Juliet balcony.
- Bathroom with splash back tiling, mains valve shower over bath, vanity sink and enclosed cistern toilet. Custom mirror.
- Double glazing
- District gas heating system
- Entry phone security system
- Secure residents parking



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Granton, in the north of Edinburgh, forms part of the Capital's waterfront along the Firth of Forth and has its own picturesque harbour. Shopping is well catered for locally and there is a 24-hour ASDA at Newhaven, a Sainsbury at Craigleith and Morrisons within walking distance. More extensive facilities can be found at Ocean Terminal or Davidsons Mains. Leisure facilities nearby include a choice of golf courses, the David Lloyd Health Club and Ainslie Park Leisure Centre. There is also cycle path access to most of Edinburgh including a waterfront cycle to Cramond, where there is a lovely beach. Both Inverleith Park and the Royal Botanical Gardens are both within easy reach. Schooling is available from nursery to senior level and Edinburgh College is close by. A regular bus service operates to the City Centre and surrounding areas and there is quick access to the Forth Road Bridge and City Bypass

- EPC Band- C
- Council Tax Band- C
- Factor- RMG Scotland. Approx £100 per month billed quarterly





