



Solicitors & Estate Agents











Offers Over

£245,000

2/35 Saltire Square

Granton | Edinburgh | EH5 1PR

This attractive and generously proportioned 8th floor flat with fantastic private outdoor terraces boasting stunning 360 degree views across Edinburgh, the Forth and beyond, is pleasantly situated within an established modern development close to excellent local amenities and transport links. This unique property which offers flexible accommodation would undoubtedly appeal to the professionals and internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift/stair access
-  On-street parking & Resident's car park
-  Private outdoor terrace
-  EPC Rating – C
-  Council Tax Band – D



Description

In brief the accommodation comprises; lift/stair access to all floors, welcoming entrance hallway with utility cupboard and access to the terrace, spacious and bright lounge/ dining open plan to modern fitted kitchen with integrated appliances and access to balcony & terrace, light and airy principal bedroom with fitted wardrobes and en-suite shower room, second good sized double bedroom with fitted wardrobes (which is currently being used as a living area) and also provides access to the outdoor balcony & terrace and modern bathroom with three-piece suite. Heating and hot water is by way of a gas fired communal system.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances which include fridge, freezer, dishwasher and oven/hob. The washer/dryer in the utility cupboard will also be included in the sale and items of furniture can be made available by separate negotiation.

Parking & Factors

There is ample on-street parking available together with a resident's car park and a factoring fee is made payable to RGM factors for the upkeep of the communal areas, which is approximately £100 per month and includes buildings insurance.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The property is in the popular Granton district of Edinburgh, which lies to the North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity with scenic walks along the waterfront. There are some local shops within Granton itself, with more extensive amenities found in neighbouring Leith, Inverleith, Newhaven and The Shore. Ocean Terminal Shopping Centre is only a short distance away and houses a good range of high street stores as well as a multi-screen cinema. Granton is well served by a frequent bus service and the City Bypass is within comfortable driving distance, with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 80.11 Sq M / 862 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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