

7/12 Saltire Street

Granton, Edinburgh, EH5 1QS



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A modern development

in Granton's regenerated waterfront



This two-bedroom, two-bathroom third/top-floor flat in Granton offers a unique city home, with modern fixtures and fittings, a tasteful palette of décor, and a wealth of quirky, eye-catching features recently added by the current owner, including warm wood accents throughout and a sliding door between the living area and bedroom, creating a “New York loft apartment” feel. The flat is sure to appeal to a wealth of buyers and is situated within a modern development in Granton's regenerated waterfront, with excellent amenities nearby and the heart of the city just over three miles away. Local amenities include shops and other everyday essentials, schools at both primary and secondary levels and in the state and private sectors, transport links connecting across the city, and wonderful outdoor spaces, including Granton Beach, Silverknowes Esplanade, and green spaces.

General Features

- Third/top-floor flat in Granton
- Part of a modern development
- Well-presented with tasteful décor and unique, eye-catching features

Accommodation Features

- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Spacious, west-facing living/dining room with balcony
- Attractive kitchen with utility cupboard
- Principal bedroom with built-in wardrobe
- Second double bedroom
- One stylish en-suite bathroom
- Separate shower room
- Gas central heating and double glazing

Exterior Features

- Private balcony and shared garden areas
- Private residents' parking

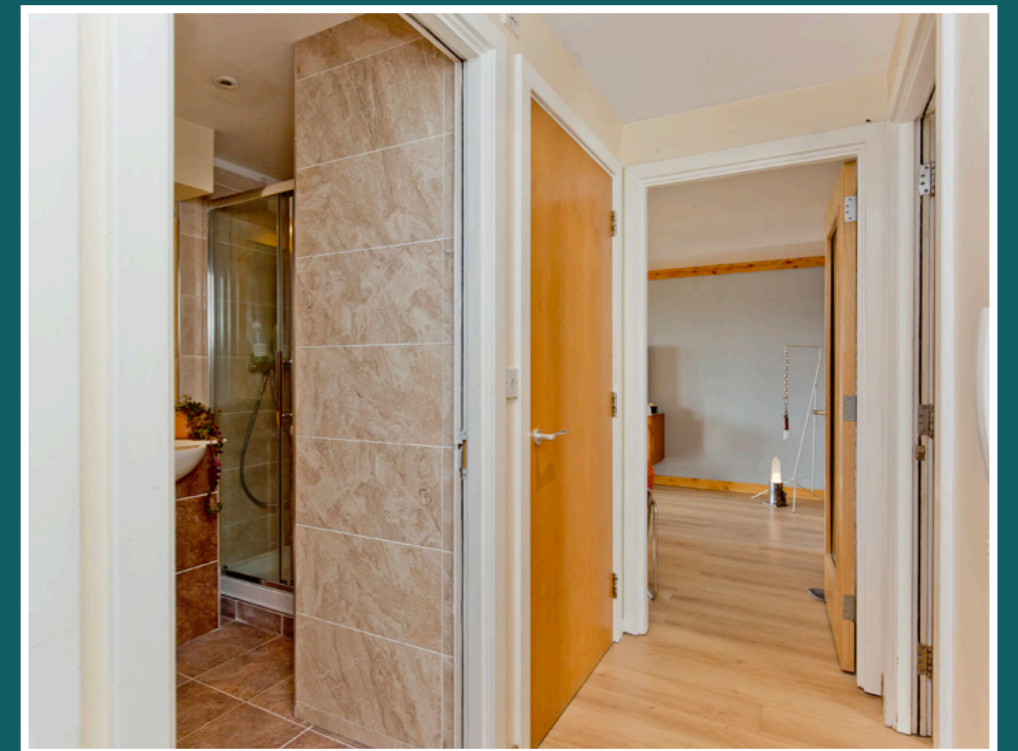
Welcome to

7/12 Saltire Street



A secure shared
entrance and stairs

lead to the flat's front door on the third/top floor,
where you are welcomed inside by a bright hallway
with a useful built-in storage cupboard.



Wonderfully bright

and spacious reception
room with balcony





Wood-styled flooring, a brick feature wall, and a wealth of warm wood accents



The reception room occupies a generous footprint, allowing for various configurations of lounge and furniture to suit the new owner's needs. The room is decorated in muted hues, with wood-styled flooring, a brick feature wall, and a wealth of warm recycled timber accents, whilst a full wall of west-facing glazing captures afternoon and evening sun, including a door which opens out onto a small balcony.



Attractive

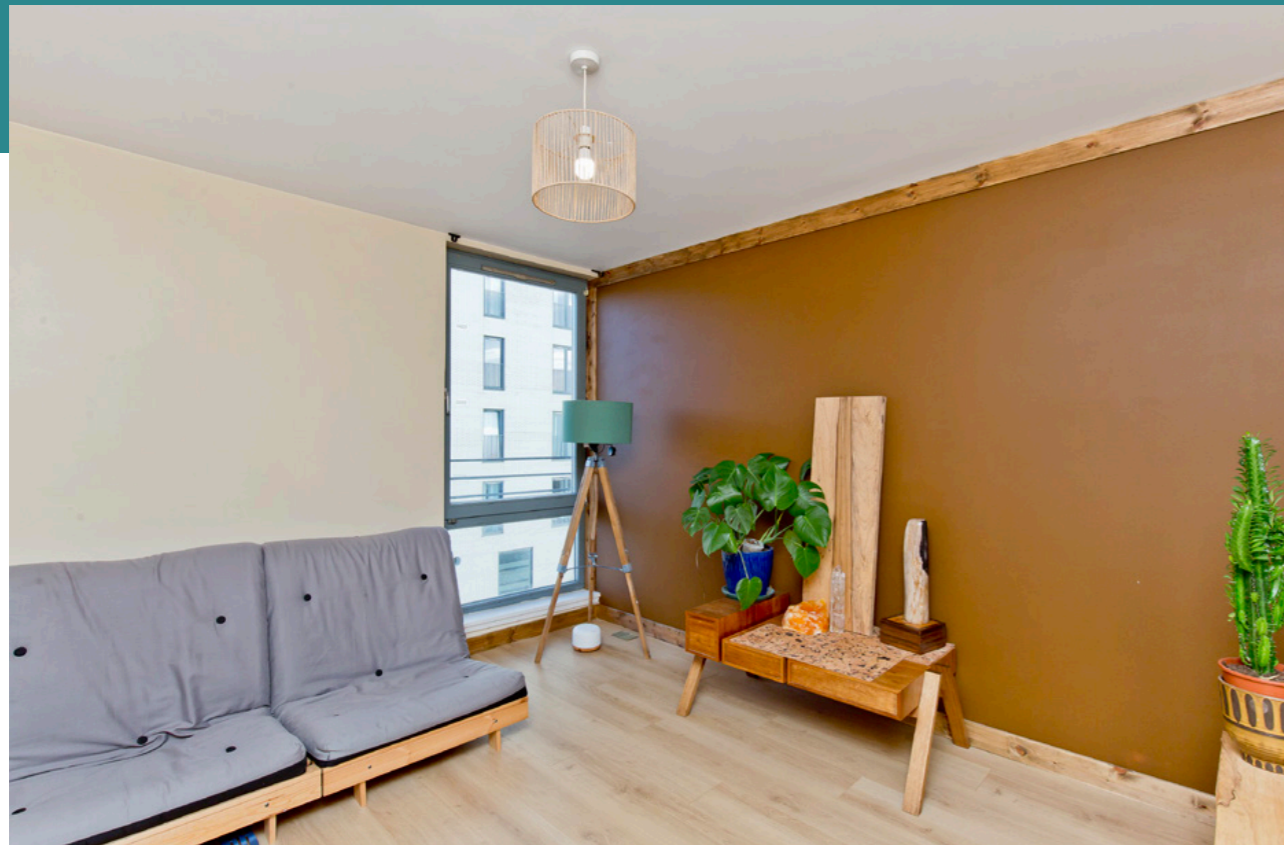
well-appointed cooking zone



The kitchen is conveniently connected to the living and dining room and comes appointed with a wall of modern white wall and base cabinets, wood-styled worktops, and eco friendly interior cork splashbacks with black compressed accents. An oven, hob, and extractor fan are integrated, whilst a freestanding fridge/freezer and an undercounter dishwasher are included, and a double-door cupboard houses a washing machine.

Tranquil,

versatile sleeping areas



The flat offers two well-proportioned and comfortable sleeping areas, both continuing the attractive presentation of the preceding accommodation with tasteful décor and wood-styled flooring. The principal bedroom has an earthy-toned accent wall with a charming wood frame, as well as a built-in wardrobe and an en-suite bathroom.



The second bedroom

The second bedroom is connected to the living area via a charming sliding door, and it enjoys the same west-facing aspect as the reception room, in addition to a wealth of charming wood features. This flowing layout allows the bedroom to be utilised in a number of ways to suit the new owner's needs, including a home office, a dining room, or as a larger living area.



Two modern

well-appointed washrooms

The principal bedroom's en-suite comprises a bathtub with wood panelling, a WC-suite, a large wall-mounted, illuminated mirror, and a chrome towel radiator. The separate shower room comes replete with a large shower enclosure, a WC-suite, and a wall-mounted mirror with a wood frame. Both washrooms are presented with stylish, earthy-toned wall and floor natural travertine stone tiling.

The flat is kept warm by a gas central heating system and benefits from double-glazed windows.



Shared outdoor space

and convenient private parking

Externally, the development is accompanied by shared green spaces and offers private residents' parking, as well as a shared bike store.

Extras: All light fittings, integrated kitchen appliances, fridge/freezer, dishwasher, and washing machine will be included in the sale.

Most furniture is also available via discussion with the seller.





Approximate total area:

67.3 sq. metres (724.4 sq. feet)

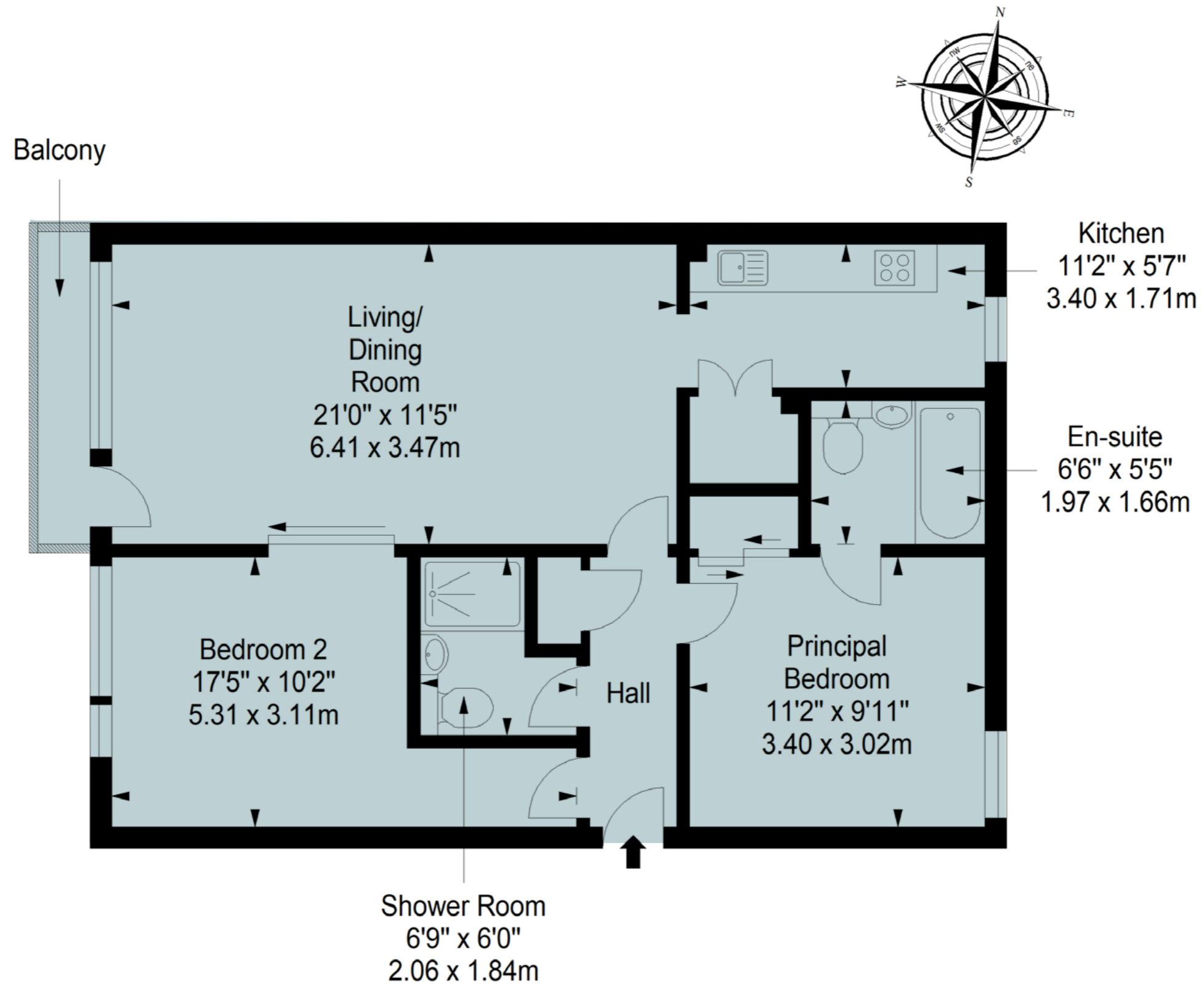
The floorplan is for illustrative purposes.
All sizes are approximate.

● Third Floor

EPC Rating - C

Council Tax Band - D

Home Report Value - £210,000



Factors: The development is managed by RGM Factors at an approximate fee of £85/pcm. This fee covers the cleaning, lighting and maintenance of all communal areas, as well as the block buildings insurance.

Granton

Fast becoming one of
the most sought-after postcodes

Once a major industrial hub driven by a busy port, Granton, like much of Edinburgh's shoreline, has seen significant redevelopment in recent years. The area, which lies under four miles north of the city centre, is fast becoming one of the most sought-after postcodes in the capital owing to luxurious residential developments and stunning views of the Firth of Forth. Although much of old Granton has now disappeared, its quaint harbour and listed industrial landmarks are charming reminders of its rich and vibrant heritage. Granton is served by a superb range of local services and amenities including a large Morrisons supermarket and petrol station, a 24-hour ASDA in neighbouring Newhaven and Ocean Terminal shopping centre, which is home to an array of high-street stores,

a multi-screen cinema and a selection of family restaurants. With a wide variety of leisure activities right on its doorstep, Granton has something for everyone: from tranquil strolls along the waterfront promenade towards picturesque Cramond to exhilarating sailing and water sports at the marina. Granton is within the catchment area for well-regarded state schools and is well placed for some of the finest independent schools in the country. Thanks to its northerly location, the area enjoys swift and easy access to Edinburgh City Bypass, Edinburgh Airport and Queensferry Crossing. Comprehensive public transport services and a vast cycle path network also provide fantastic links into the city centre and beyond.



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.