



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/3 Saltire Street

Granton, Edinburgh, EH5 1QS

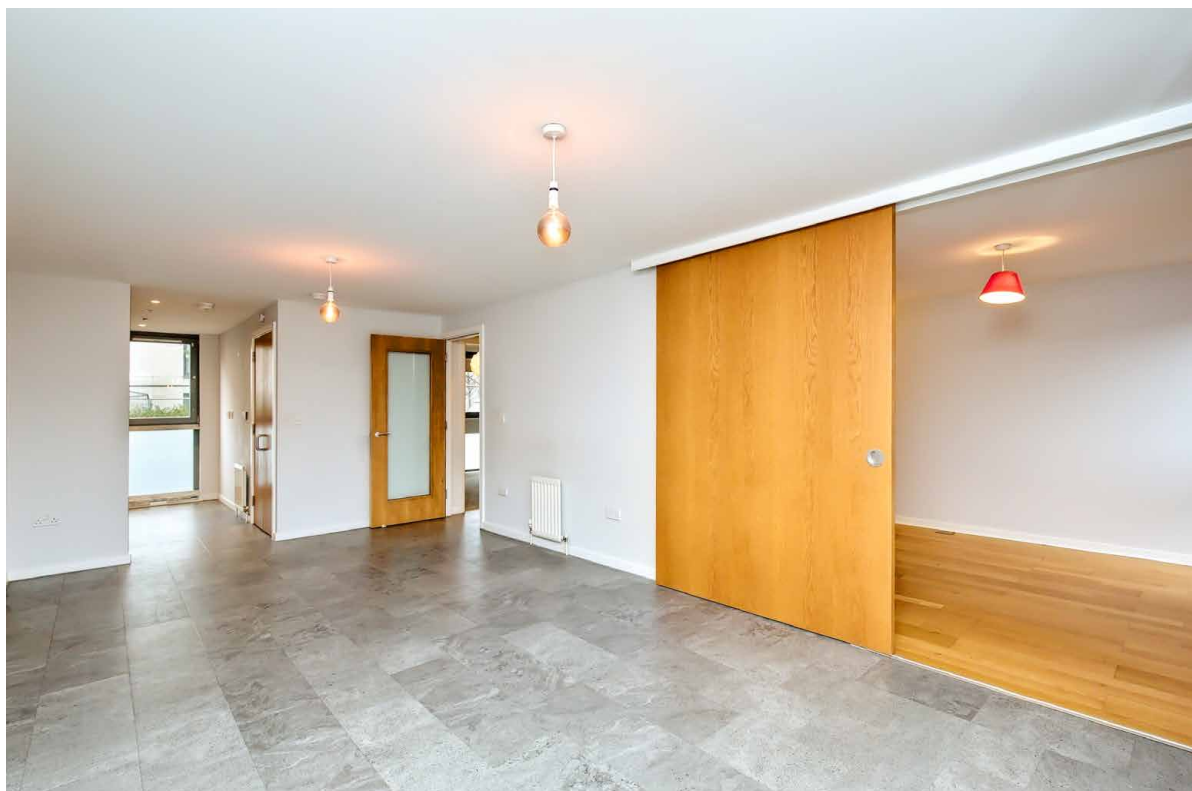
9/3 Saltire Street

Set in the city's desirable Granton area, a short walk to the scenic seafront, this immaculately presented main-door ground-floor flat offers spacious accommodation with modern, neutral decor throughout. The home comprises two double bedrooms with wardrobes, a west-facing reception room with garden access, interconnected with a modern kitchen, and two bathrooms. Outside, the coastal development offers buyers access to a private terrace off the reception room, communal grounds and residents' unallocated parking. Additionally, the flat is conveniently located near local amenities, shops, outdoor spaces and transport links.

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

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.

- Ground-floor flat in Granton
- Part of a modern seaside development
- Secure entryphone system to communal stair
- Entrance hall with storage
- West-facing living/dining room, open to
- Galley-style kitchen
- Main bedroom with a wardrobe and an en-suite
- Versatile second bedroom with a built-in wardrobe
- Three-piece shower room
- Private terrace and access to communal gardens
- Private unallocated residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £200,000







"Part of a modern seaside development."







"Spacious accommodation
with modern, neutral decor
throughout."





Let us help you find your next
dream property!



RALPH SAYER
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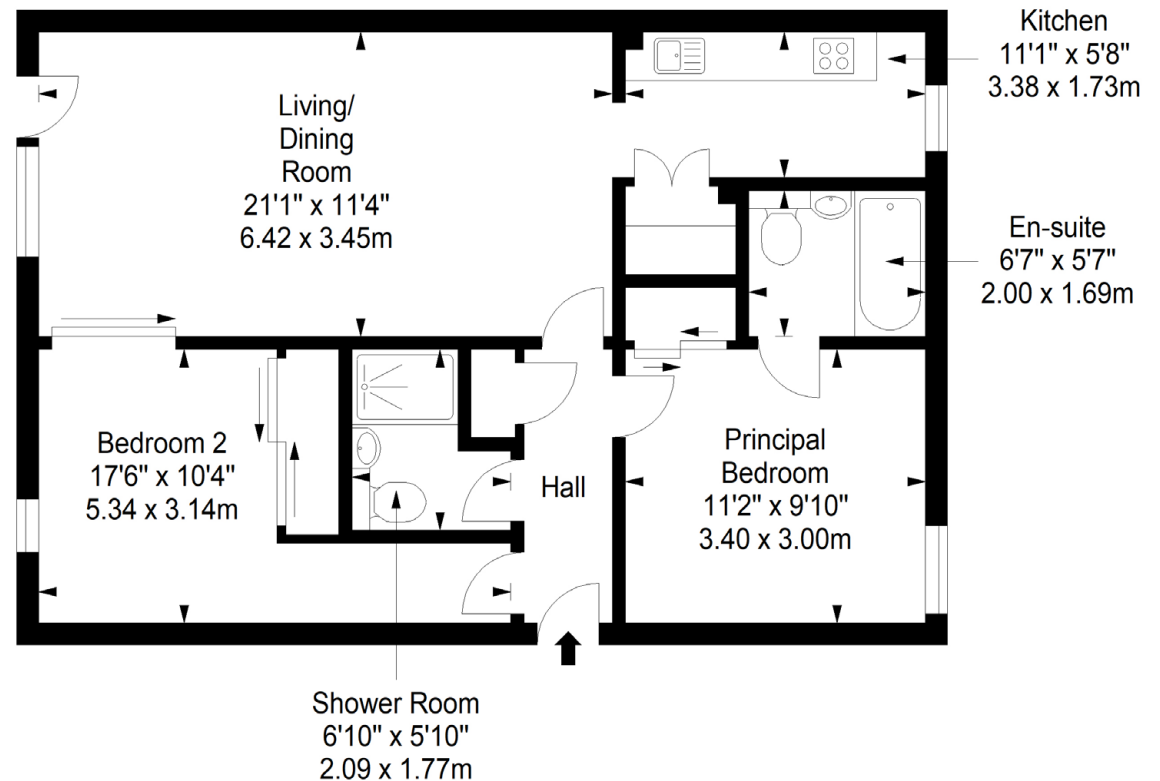
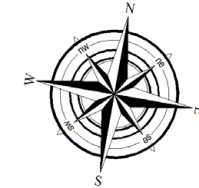
CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

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.

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



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