



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/6 Saltire Street

Granton, Edinburgh, EH5 1QS

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Situated in the desirable Granton area of the capital, a stone's throw from the seafront, this first-floor two-bedroom flat in a modern development offers immaculate neutral decor warmed by honey-colour flooring and lit by elongated windows. The bright interiors feature a spacious open-plan living/dining room, open to a stylish kitchen with storage, a shower room, and two double bedrooms. The principal bedroom has fitted storage and flows into an en-suite bathroom with shower-over-bath, whilst the second bedroom (also with fitted storage) has two points of access, emphasising its versatility. The property's north-Edinburgh location is perfect for escaping the city, with swift access to the airport, the Queensferry Crossing and Scotland's motorway network.

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.

- Coastal city location within Granton
- Turn-key first-floor flat in a modern development
- Accessed via a secure communal stairwell
- Entrance hall with storage
- Light-filled living/dining room, open to
- Naturally-lit kitchen with pantry cupboard
- Principal bedroom with en-suite bathroom and storage
- Versatile second bedroom with storage
- Shower room
- Communal garden grounds
- Non-allocated private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £195,000







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dream property!



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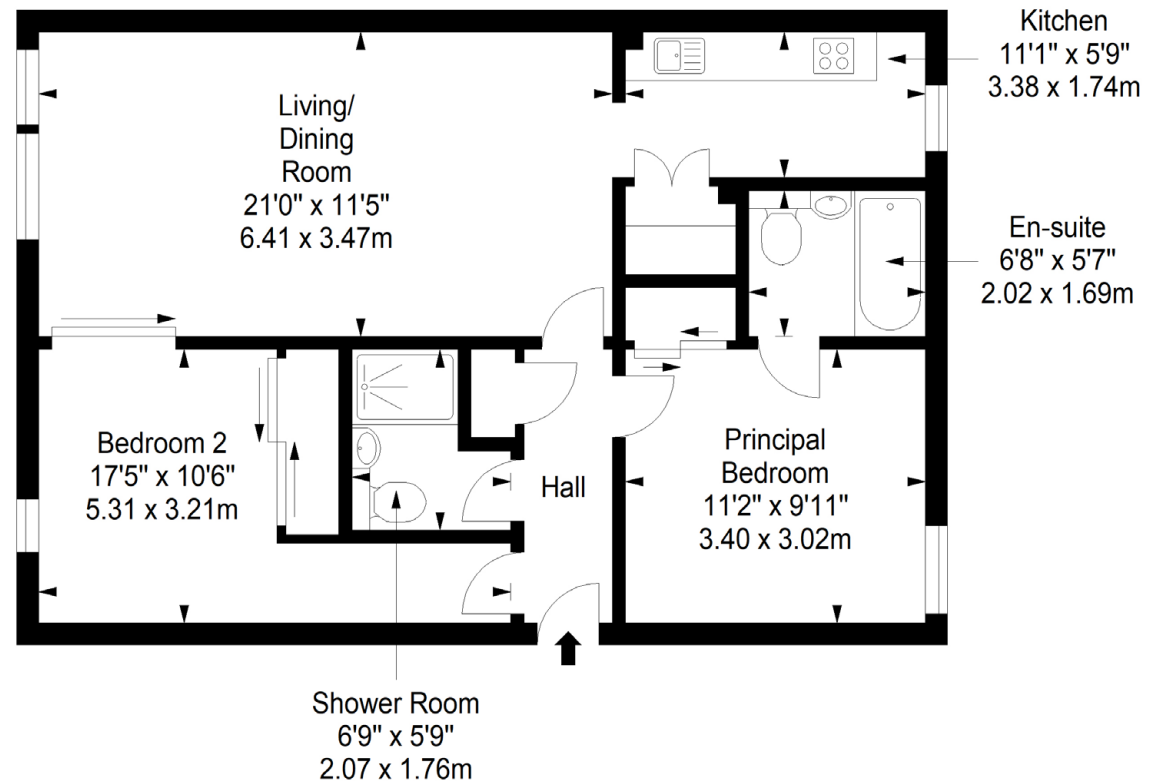
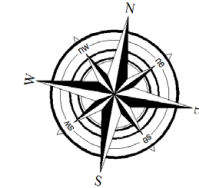
CHARTERED FIRM

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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.

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



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