



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/5 Saltire Street

Granton, Edinburgh, EH5 1QS

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This one-bedroom flat is presented in true turn-key condition and occupies a peaceful position on the first floor of a desirable modern residential development, moments from Granton beach and well connected by local bus and road links. Tastefully presented with neutral décor throughout, the flat features modern open-plan living and a west-facing balcony offering leafy open views. This tranquil outlook is also enjoyed from the double bedroom, which includes fitted storage, whilst the bathroom is appointed with a shower-over-bath. The development additionally offers maintained communal gardens and unrestricted on-site parking.

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

Factors: the development is managed by RGM Factors with an approximate cost of £83/pcm. This fee includes the cleaning, lighting and maintenance for all communal areas, as well as the block buildings insurance.

- Modern development close to the seafront
- First-floor flat in turn-key condition with neutral decor
- Secure entry system
- Entrance hall with storage
- Bright living/dining room open to a stylish kitchen
- West-facing balcony with open views, accessed from the reception room
- Double bedroom with open outlook and fitted storage
- Bathroom with shower-over-bath
- Unallocated residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £155,000





One-bedroom flat with open-plan living, a balcony, and leafy views



Let us help you find your next
dream property!



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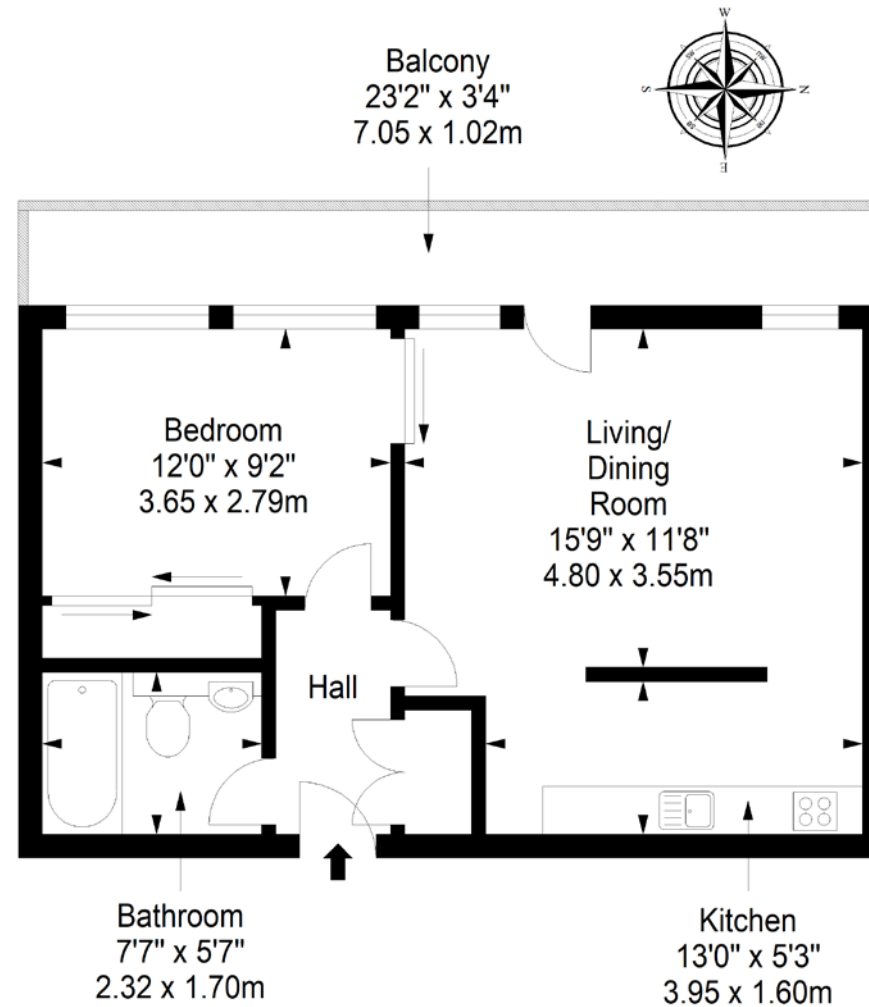
 **CHARTERED FIRM**

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.

First Floor
Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 45.6 sq. metres (490.8 sq. feet)