



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/2 Saltire Square

Granton, Edinburgh, EH5 1PR

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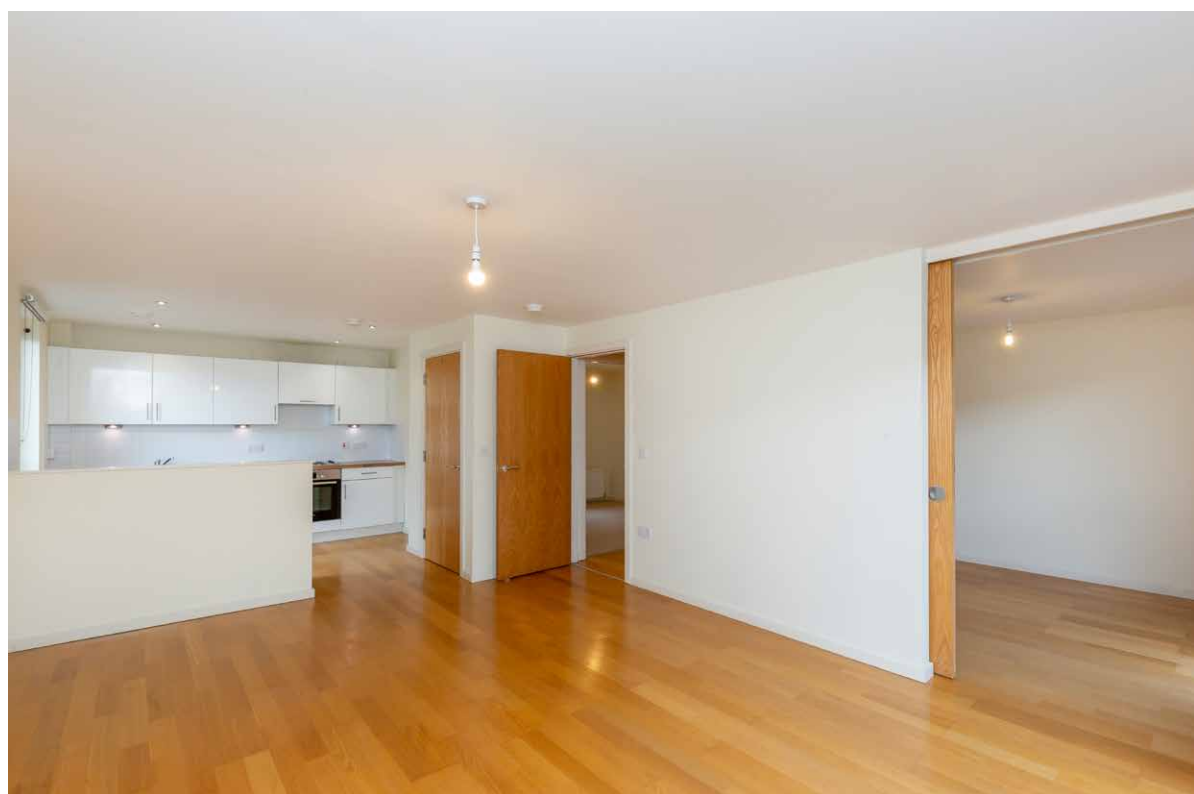
Welcome to a modern three-bedroom second-floor apartment which forms part of a highly desirable waterside development in Granton. Offering spacious, light-filled interiors and neutral styling throughout, this beautiful home is presented to market in walk-in condition. The apartment further boasts a large open-plan reception area with dual-aspect Juliet balconies and a well-appointed kitchen. In addition, every bedroom has the advantage of built-in wardrobes, ensuring excellent storage. It also features an en-suite and family bathroom, as well as private residents' parking.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. Please note, this property will be 'sold as seen' with no warranties or guarantees provided as to the working order of the systems and appliances.

Factor: there is a factoring fee payable to RMG of approximately £115/pcm, covering the cleaning, lighting and maintenance for all communal areas, including the block buildings insurance.

Property Summary

- Second-floor apartment in walk-in condition
- Part of a sought-after modern development
- Set by the waterfront in popular Granton
- Lovely elevated views over the Firth of Forth
- Secure entry system, with lift service and stair access
- Welcoming hall with two cupboards
- Open-plan kitchen/living/dining room
- Three double bedrooms with Juliet balconies
- Modern 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £240,000







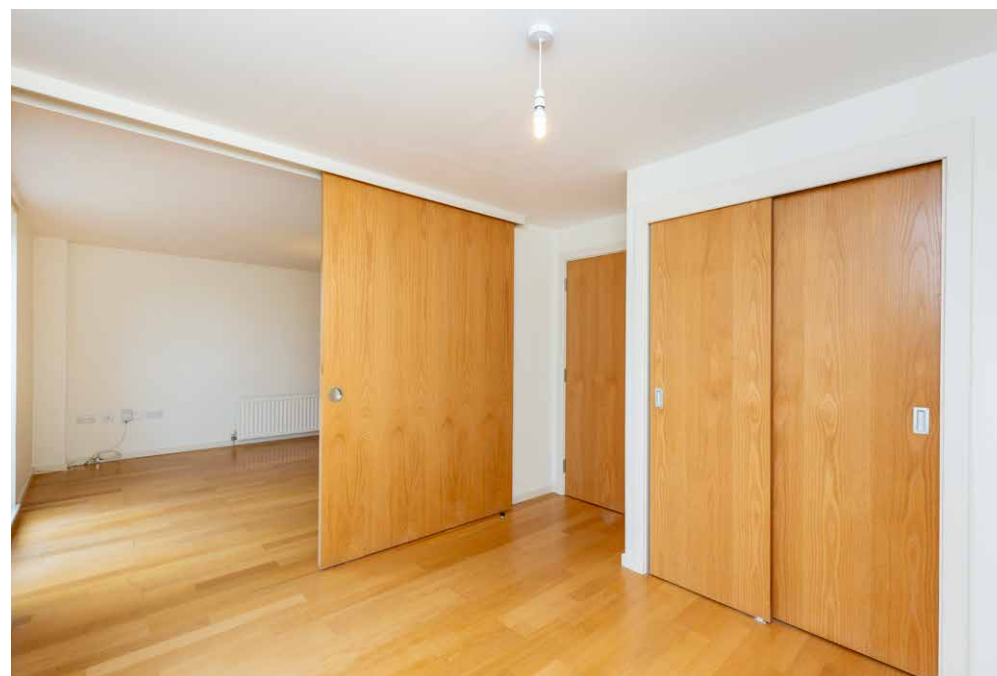
Open-plan kitchen/living/
dining room and
three double bedrooms
with Juliet balconies







Modern 3pc en-suite
shower room and a
3pc family bathroom with
overhead shower





Let us help you find your next
dream property!



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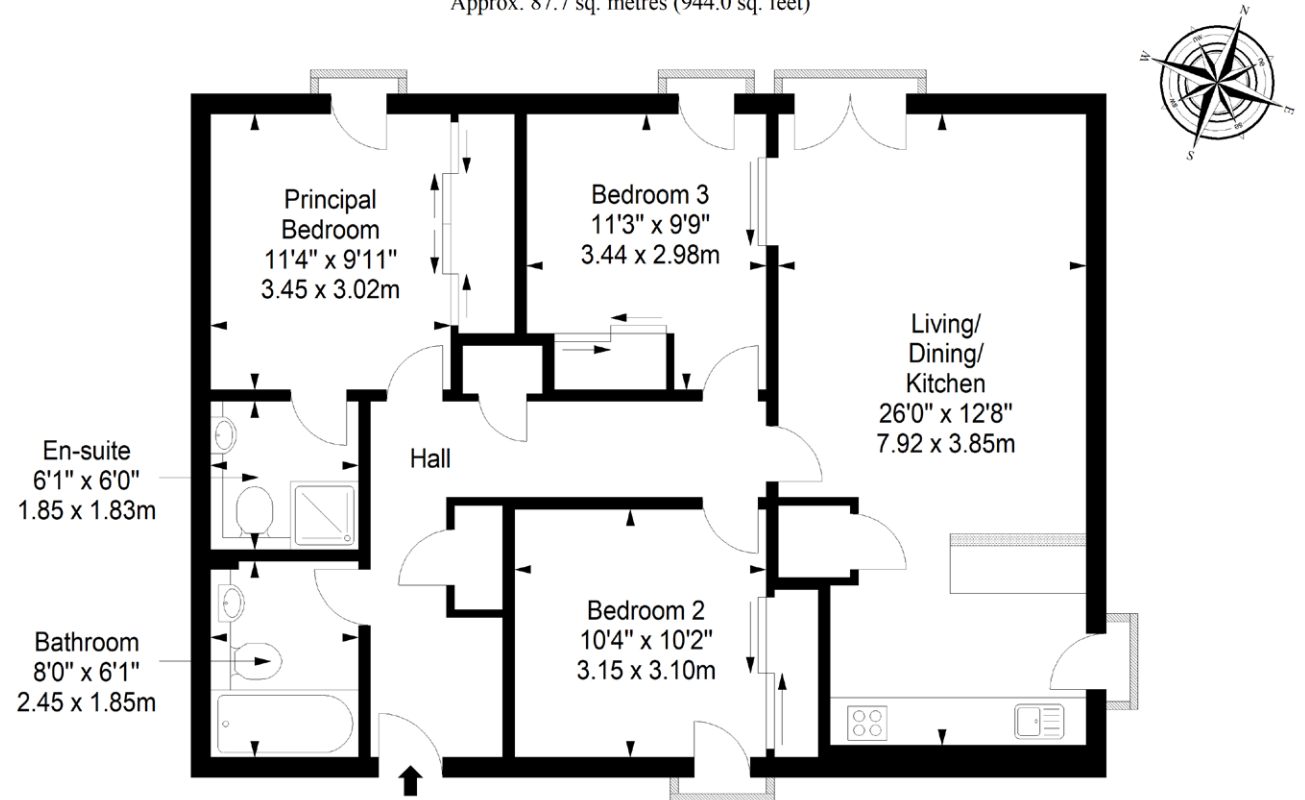
 **CHARTERED FIRM**

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.

Second Floor
Approx. 87.7 sq. metres (944.0 sq. feet)



Total area: approx. 87.7 sq. metres (944.0 sq. feet)