



12/6 SALTIRE STREET
GRANTON EH5 1PT

***McQueenLegal

We are pleased to offer to the market, this well presented and spacious apartment set within an award winning development.

DESCRIPTION

Situated on the third floor the accommodation briefly comprises: Spacious hallway with high quality wood laminate flooring and storage cupboard housing water tank, neutrally decorated open plan living room/kitchen again fitted with high quality wood laminate flooring and a large floor to ceiling window which allows lots of natural light into the room, the stylish modern kitchen is fitted with a range of base and wall units and integrated appliances which include electric hob, oven, fridge/freezer, dish washer and washer/dryer, there is a sliding door giving access into bedroom 2, the current owners are currently using this as a dining room. There are two double bedrooms, the master bedroom has his and hers wardrobes and a contemporary styled en-suite bathroom fitted with a 3 piece suite comprising double shower enclosure, WC and sink, the further double bedroom which is currently being used as a dining area also has built-in wardrobes, the bathroom has been fitted with a modern 3 piece suite with shower over the bath. Externally there is private parking for residents and the property further benefits from double glazing and gas central heating.

For price and viewing information,
please visit our website at
www.mcqueenlegal.co.uk

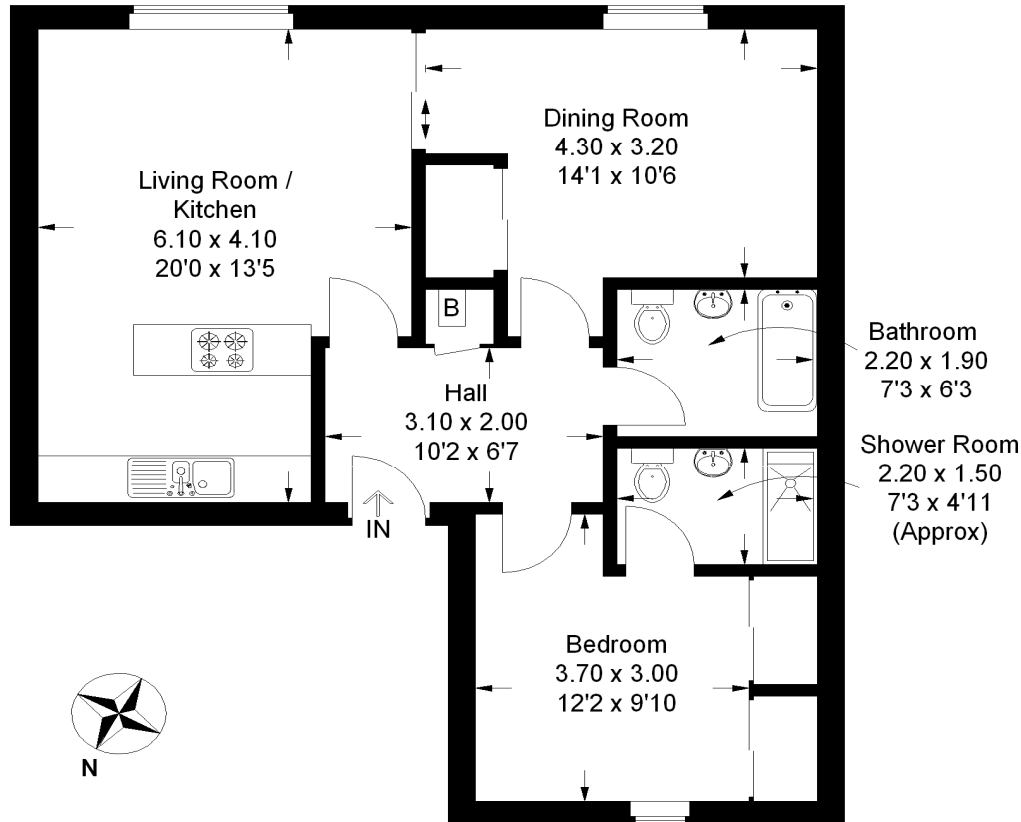


LOCATION

The property is situated in a quiet cul-de-sac within a popular modern development in Granton. There are excellent local amenities available including a large Morrison's superstore within walking distance of the property, Asda superstore at Newhaven and the further amenities of Ocean Terminal can be found nearby, providing a range of excellent high street stores, with a large multi-screen cinema and a collection of eateries. The renowned bars and award-winning restaurants of the Shore are a short distance away, and the sights and sounds of Edinburgh city centre are also conveniently within easy reach. Sports options include a David Lloyd Health Club, The Ainslie Park Leisure Centre, golf at Silverknowes and sailing from both Granton and Cramond. There are also several local access points to the city's cycle path network. The new Telford College Campus is within walking distance. For those that require to travel out of the city, direct access can be gained to Ferry Road which links the east and west sides of the city and after to the city by-pass, central motorway network, Edinburgh International Airport and Forth Bridge.



Approximate Gross Internal Area
67 sq m / 721 sq ft



Energy Performance Certificate (EPC)



FLAT 6 , 12 SALTIRE STREET, EDINBURGH, EH5 1PT

Dwelling type: Top-floor flat
Date of assessment: 11 March 2013
Date of certificate: 12 March 2013
Total floor area: 63 m²

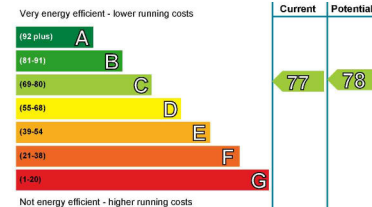
Reference number: 0150-2739-6070-9097-5485
Type of assessment: RdSAP, existing dwelling
Primary Energy Indicator: 150 kWh/m²/year
Main heating and fuel: Community scheme

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£1,344	See your recommendations report for more information
Over 3 years you could save*	£84	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

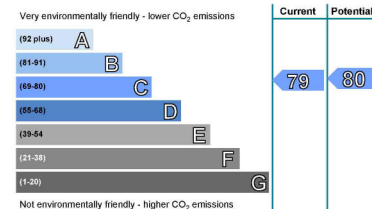


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (77)**. The average rating for a home in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (79)**. The average rating for a home in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting	£25	£84	

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

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