



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/11 Saltire Street

Granton, Edinburgh, EH5 1QS

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Set within a contemporary development in Granton, this 3rd/ top-floor flat offers modern living close to Edinburgh's evolving waterfront, ideally placed for Granton Harbour and Forth coastline, with scenic walks, open green spaces and leisure facilities nearby. Frequent local bus services provide convenient connections into Edinburgh city centre, Leith and Stockbridge, while nearby road links ensure straightforward travel further afield.

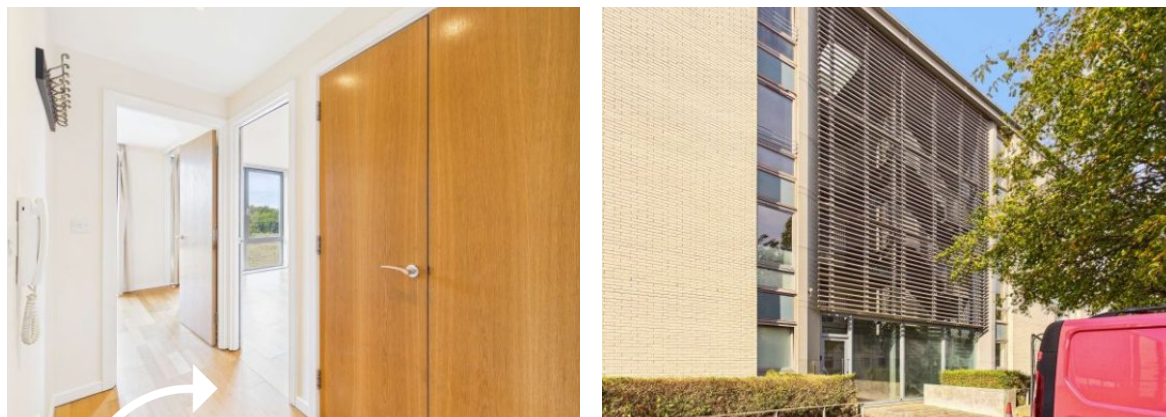
The accommodation comprises living room, fitted kitchen, double bedroom and a bathroom. Externally, the property benefits from private residents' parking.

Extras: All fitted floor & window coverings, light fittings & appliances.



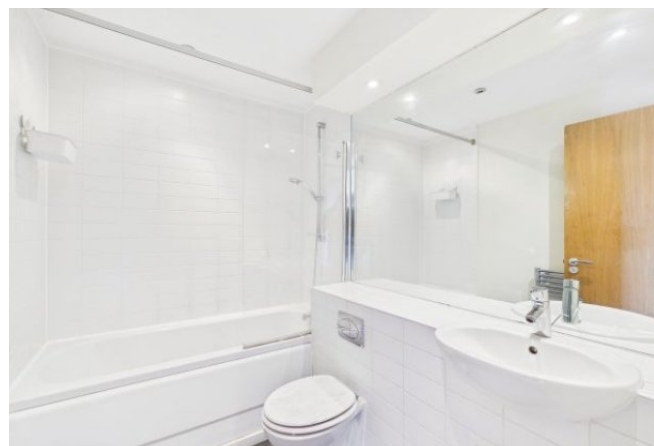
Features

- 3rd / Top-floor flat in Granton
- Part of a modern development with secure entryphone
- Hall with useful storage cupboard
- Open-plan living room/kitchen with integrated appliances
- Double bedroom with fitted wardrobes
- Bathroom with bath and overhead shower
- Communal garden grounds & communal bike storage
- Unallocated residents' parking
- GCH with district heating and double glazing
- Home Report Value: £160,000
- EPC: C | Council Tax: C
- Factor: AboveBoard are the factors at an approx fee of £85/pcm, incl cleaning, lighting & maintenance of all communal areas, as well as the block buildings insurance.



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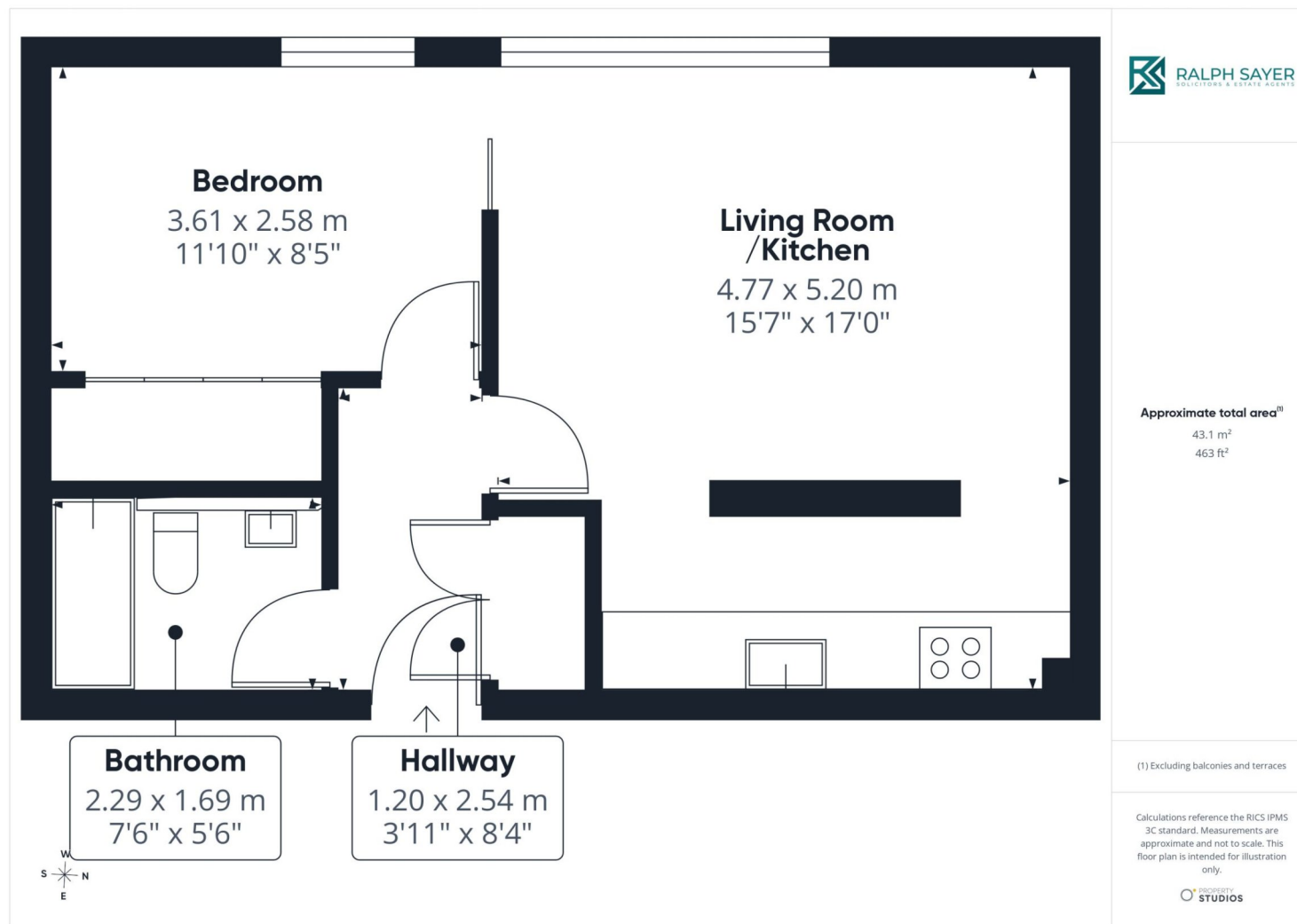


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DISCLAIMER

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.

Floorplan



Council Tax Band:
C

EPC Band:
C

Home Report Value:
£160000