



9/7 Saltire Street



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**9/7 Saltire Street**

Granton, Edinburgh, EH5 1QS

# 9/7 Saltire Street

Welcome to a beautiful two-bedroom second-floor apartment, set within a contemporary development that has a sought-after location in Granton. The home provides modern accommodation, finished to a good standard throughout. It also includes a large living area, a private balcony, and two bathrooms. This property will certainly be in demand amongst city professionals, as well as couples, first-time buyers, and young families alike.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a freestanding fridge/freezer 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.

## Property Summary

- A modern second-floor apartment
- Part of a sought-after development
- Set by the coast and harbour in Granton
- Welcoming entrance hall with storage
- Spacious living and dining room
- Private balcony with elevated views
- Modern kitchen that is well appointed
- Neighbouring utility cupboard useful for laundry and storage
- Two double bedrooms with built-in wardrobes
- En-suite bathroom with overhead shower
- Modern three-piece family shower room
- Well-kept communal garden
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £205,000





Spacious living and dining room, a private balcony with elevated views and a modern kitchen that is well appointed



Let us help you find your next  
**dream property!**



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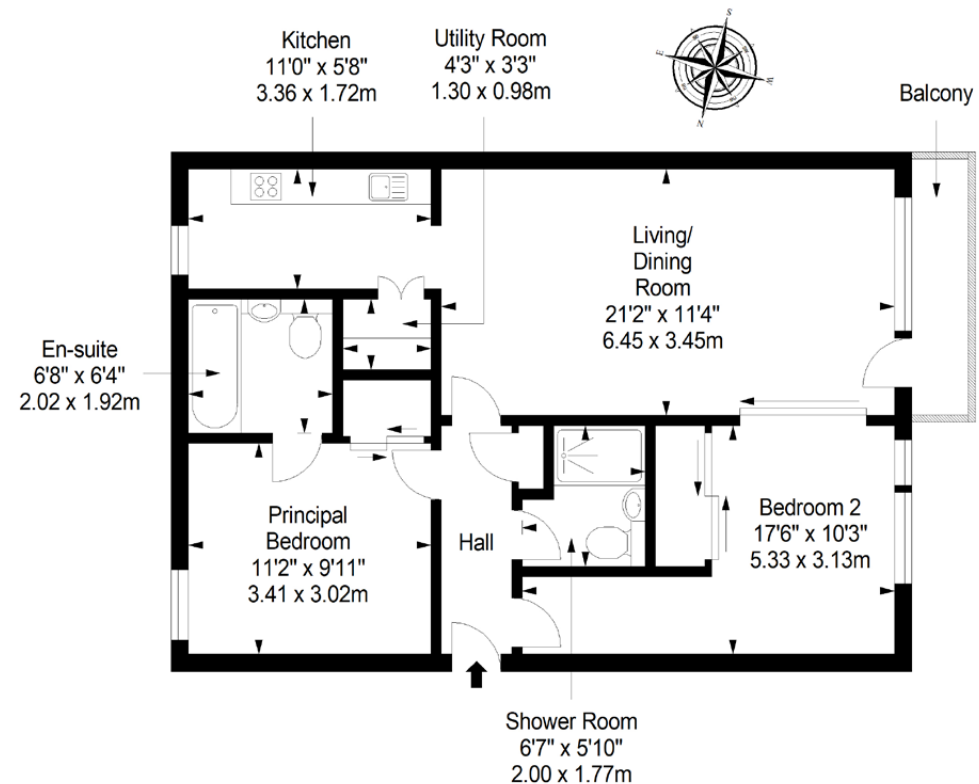
 **CHARTERED FIRM**

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. 69.3 sq. metres (745.9 sq. feet)



Total area: approx. 69.3 sq. metres (745.9 sq. feet)