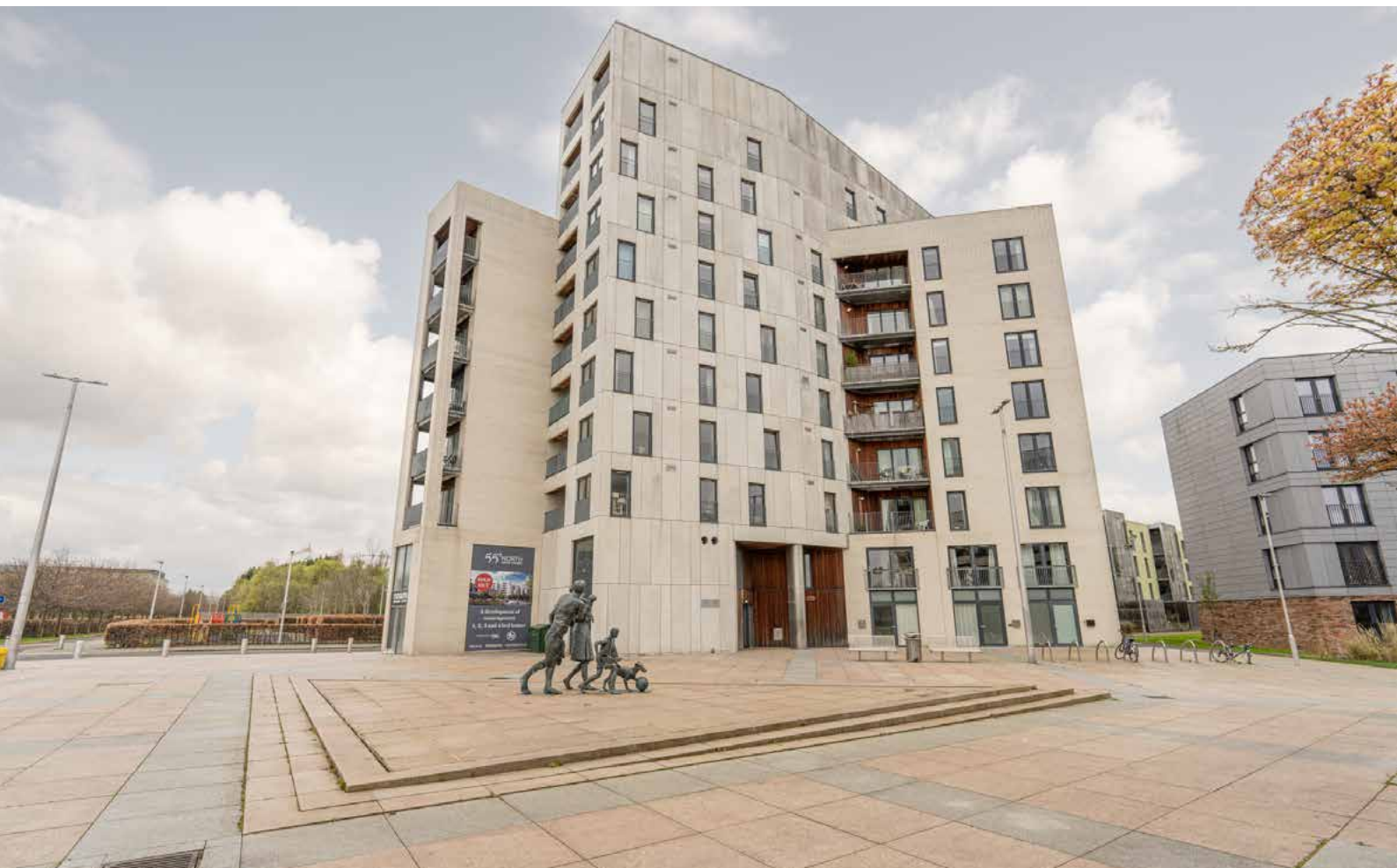




3 Saltire Square,  
Edinburgh, EH5 1PR



### 3 Saltire Square, Edinburgh, EH5 1PR

Measuring an impressive 86m2 is this exceptional one bedroom, main door ground and first floor maisonette apartment. Providing both bright and spacious contemporary living the property forms part of a modern development in the popular Granton area of Edinburgh, within excellent walking distance of Granton Beach. The building is maintained by a property factor with the flat benefits from double glazed windows and a communal central heating system.

The accommodation includes a large lounge on the ground floor with full height window and glazed door to the front of the property. There is a small kitchen area off the lounge in addition to the main kitchen upstairs, ideal for entertaining guests. There is a cloakroom with two piece white suite. Upstairs there is a large living/dining room on open plan with gallery view to the lounge and entrance area below. The kitchen is fitted with modern base and wall units with oven, hob, hood, fridge/freezer and dishwasher to remain. There is a useful utility room providing excellent storage. The good sized double bedroom has a double wardrobe and an en suite bathroom with shower over the bath.

Externally there are shared gardens and parking.

Viewing is essential to fully appreciate this unique property full of contemporary charm, light and space.

### Area Description

The property is located within walking distance of many local amenities including Edinburgh College and Ainslie Park Leisure Centre. Regular bus service provides easy access to nearby Granton Beach, the city centre and the popular Shore area with its wealth of shops, bars and restaurants.



Ground floor



First floor



## Accommodation

Lounge:	7.62m x 5.56m	(25' x 18'3")
WC:	1.9m x 1.9m	(6'3" x 6'3")
Living/Dining Room:	6.2m x 5.33m	(20'4" x 17'6")
Kitchen Area:	3.05m x 1.6m	(10' x 5'3")
Bedroom:	4.52m x 3.66m	(14'10" x 12')
En Suite Bathroom:	3.02m x 2.67m	(9'11" x 8'9")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract.

**Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

**Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

