

7/6 Saltire Street

GRANTON, EDINBURGH, EH5 1QS



*SPACIOUS ONE BEDROOM
FLAT IN GRANTON*



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McEwan Fraser Legal is delighted to present this generously proportioned one bedroom flat, situated nicely within this modern development. The flat has been upgraded to a high standard by the current owner and the property boasts a south facing aspect with views of the Edinburgh skyline, including Arthur's Seat, Salisbury Crags, Pentland Hills and much more.



Inside, the property comprises of a spacious living area which offers various possibilities for furniture arrangements and is flooded with natural light, boasting wall-to-wall windows with views over the Edinburgh Skyline. The fully equipped kitchen is accessed via the lounge and is fitted with a modern induction hob, fan oven and free-standing white goods, including dishwasher.







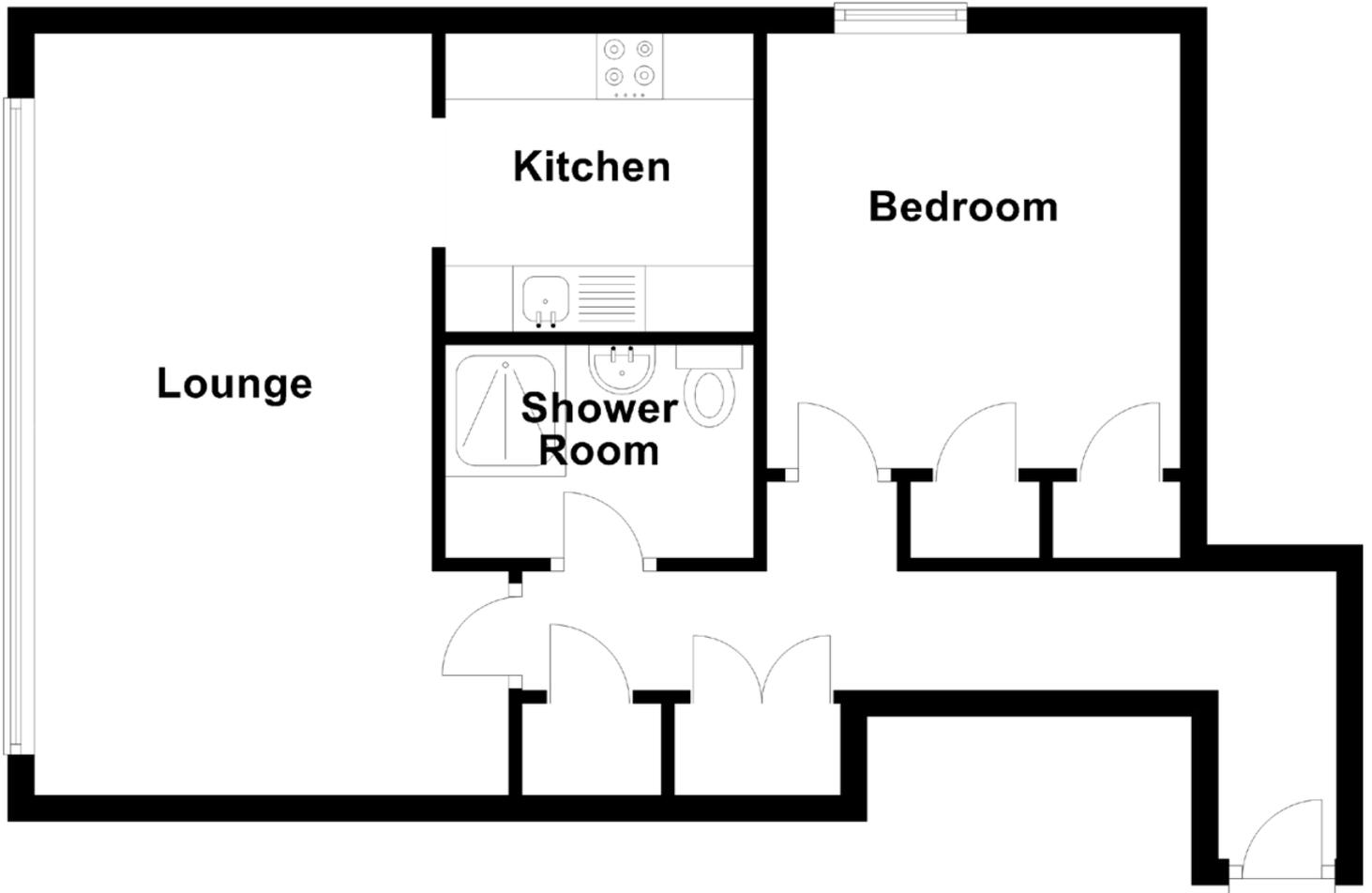




The master bedroom is generously proportioned with built-in storage and ample space for free-standing furniture. There is a modern shower room which has been finished to a high standard with black fixtures and fittings delivering an element of luxury.







Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.58m (11'9")
Kitchen	2.33m (7'8") x 2.27m (7'5")
Bedroom	3.31m (10'10") x 3.12m (10'3")
Shower Room	2.33m (7'8") x 1.62m (5'4")

Gross internal floor area (m²): 49m²

EPC Rating: B

In addition to this, the property benefits from a communal boiler system ensuring efficiency and all maintenance is covered by the factors, the flat also has Hive heating thermostat allowing you to control the heating from your mobile phone. The flat is fully double-glazed and given the south-facing aspect, is warm and cost effective even in the mid-winter. There is also ample free on-street parking within the development for residents and visitors alike. The development offers communal bike stores for residents which are secured as well as a communal bin store accessed from street level.





FORTHQUARTER PARK

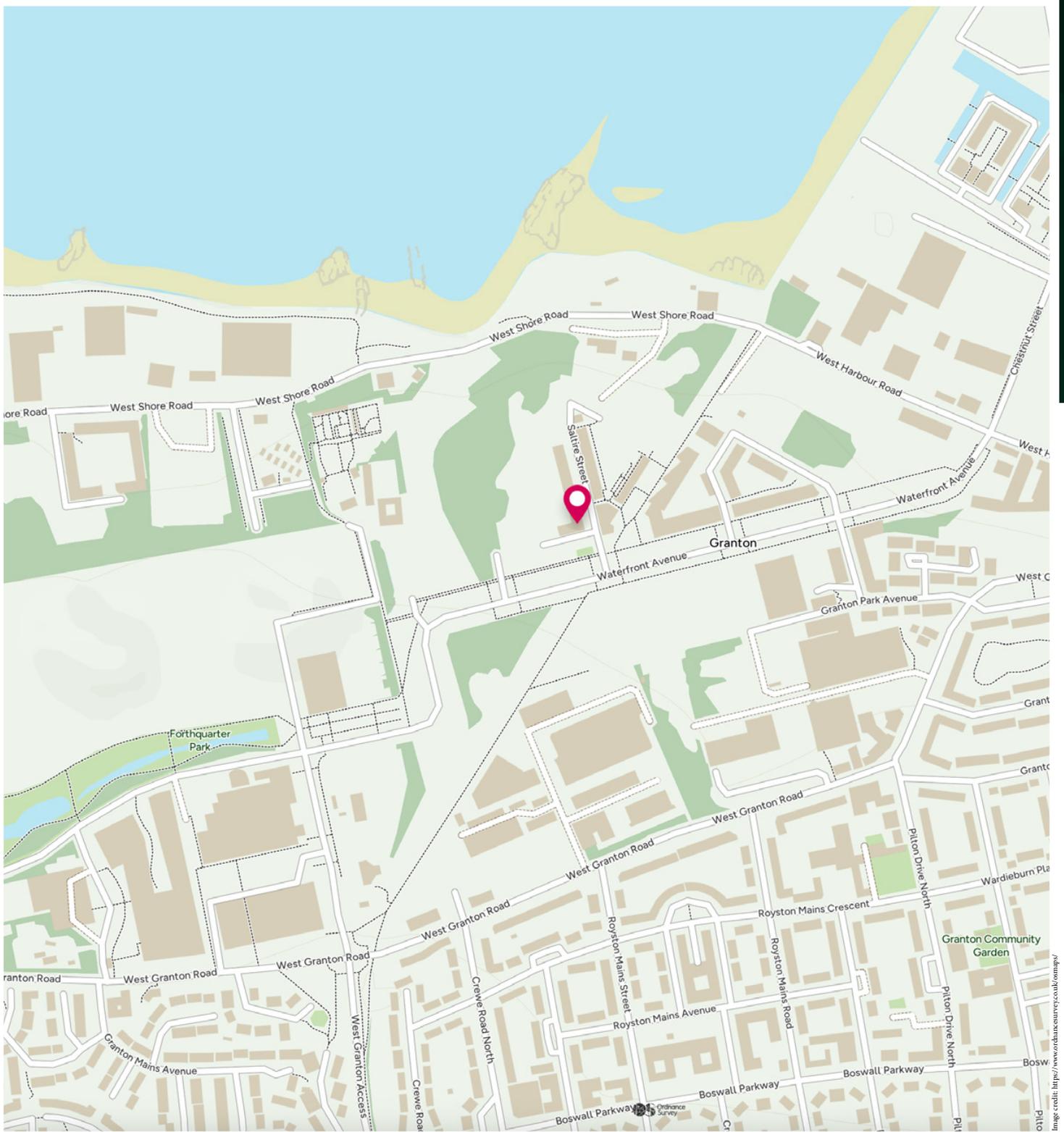
Granton is a district located in the north of Edinburgh and has some excellent local shopping facilities. There are several parks and green spaces in the area, providing recreational options for residents and visitors alike.

Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away. The development is situated close to Granton Harbour, offering views of the Firth of Forth and opportunities for leisure activities along the promenade. Nearby Forthquarter Park provides another pleasant destination for a Sunday afternoon walk.

Edinburgh College and Craigroyston High School are nearby and provide numerous community activities, courses, and evening classes. Ainslie Park Leisure Centre is within walking distance and here you will find a swimming pool, five-a-side football facilities, weights room, sauna, cafeteria, and bar.

The Location





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**Part
Exchange
Available**



THE SUNDAY TIMES
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Text and description
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