





# Granton

EDINBURGH, EH5 1PR

Granton has some excellent local shopping facilities including a Post Office and banking facilities. A large Morrisons supermarket and a Pure Gym are only a few minutes walk from the flat as is Granton Harbour and the coastal walkway towards Crammond Island. Within easy walking distance is Boswall Parkway, situated between the local primary and secondary schools. Here there is a good supermarket, Post Office, library and various food outlets.

Should these facilities prove insufficient, it is a simple matter to travel either to Davidson's Mains or to Comely Bank. Both areas are considered to be excellent suburban shopping centres and have a large branch of Tesco and Waitrose respectively. They also provide a full choice of building society, Post Office and banking services, along with an exceptionally broad choice of shopping facilities.

Granton has an excellent bus service with direct buses to most Edinburgh districts. Just beyond Comely Bank lies the city centre itself. It is a simple matter to travel in towards Princes Street using one of the various and frequent bus services that serve the area. This is a trip which may take fifteen minutes via, perhaps, Orchard Brae and the West End. The West End is where Edinburgh's formal entertainment facilities tend to be very highly concentrated and includes theatres, cinemas, restaurants, bars, indoor sports facilities and health clubs. Similarly a short journey East will take you to Ocean

Terminal shopping centre, The Britannia and the popular Leith Shore area just beyond with Michelin starred restaurants.

For those who prefer open air recreational facilities, Inverleith Park and the Royal Botanic Gardens are only a five to ten-minute drive away, whilst it is a simple matter to walk over to the Cramond/ Granton Foreshore and Granton Harbour itself. The property is within a ten-minute walking distance to Cramond beach. The development is situated next to Forthquarter Park providing another pleasant destination for a Sunday afternoon walk.

Locally, 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.

Edinburgh College and Craigroyston High School are an even shorter walk away and provide numerous community activities and courses.





## 2/15 Saltire Square

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An excellent opportunity has arisen to acquire this highly desirable three-bedroom apartment, well located in the popular Granton area of Edinburgh. Viewing of this property is highly recommended.

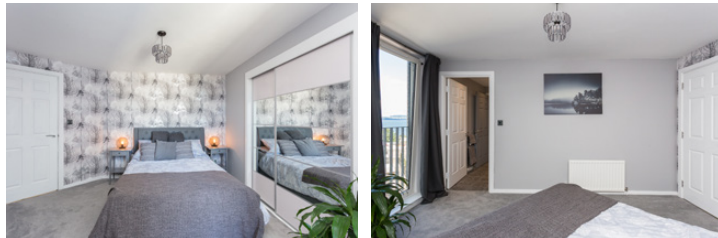
The property is in excellent decorative order and the accommodation has been designed to offer tremendous flexibility. Briefly, the accommodation comprises a fantastic open plan kitchen and lounge, generous three double bedrooms all with integrated wardrobes, jack and jill style en-suite shower room, master bathroom and a welcoming entrance hall with integrated storage.

You enter the property through a welcoming hallway with spacious storage cupboards. The open plan kitchen boasts a large window which makes for a bright and engaging room with excellent views all around. The kitchen comprises a generous range of base and wall mounted units with integrated electric hob, oven and appliances as well as a great breakfast bar. The third bedroom is immediately adjacent

to the lounge, separated by a sliding door, and boasts a large integrated wardrobe. This arrangement gives the apartment excellent flexibility as this bedroom can easily be re-purposed as an extra public room or even used as a home gym as the current seller has this purposed. The master bedroom and bedroom 2 are both well-proportioned doubles with large integrated wardrobes and served by a Jack and Jill style en-suite shower room. The internal accommodation is completed by the contemporary master bathroom which includes a three-piece suite with shower over bath and partial tiling.

This property also benefits from a secure door entry system, a lift, communal district heating system, full double glazing, communal garden grounds surrounding the property, with bin and bike storage units and a residents parking lot with more than adequate on-street parking to accommodate for visitors.





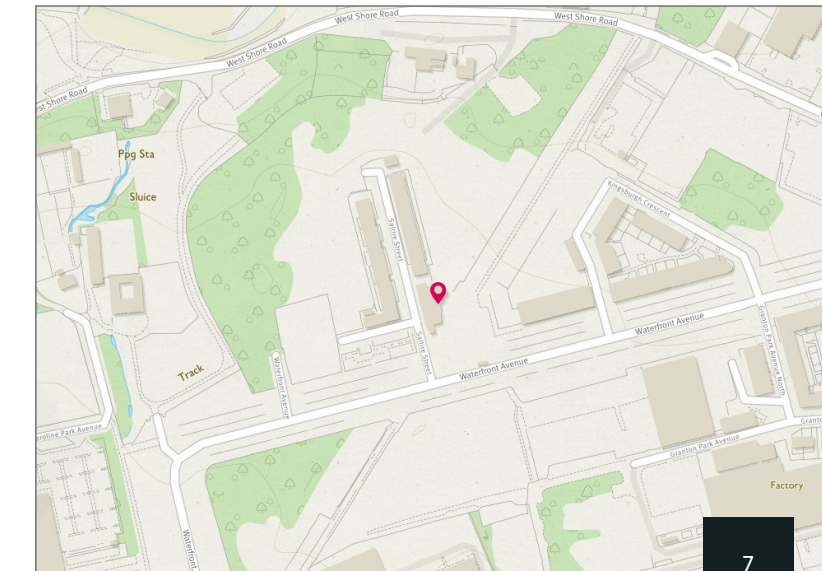
# Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.33m (17'6") x 4.62m (15'2")
Utility	1.80m (5'11") x 0.78m (2'7")
Bedroom 1	4.20m (13'10") x 3.80m (12'6")
En-suite	2.30m (7'7") x 1.85m (6'1")
Bedroom 2	4.20m (13'9") x 2.80m (9'2")
Bedroom 3/Dining Room	3.56m (11'8") x 2.79m (9'2")
Bathroom	2.30m (7'7") x 2.06m (6'9")

Gross internal floor area (m²): 88m² | EPC Rating: B





# McEwan Fraser Legal

## Solicitors & Estate Agents

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Text and description  
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Professional photography  
**GRANT LAWRENCE**  
Photographer



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Designer