McEwan Fraser Legal
Solicitors & Estate Agents

Flat 27, 2 Saltire Square

GRANTON, EDINBURGH, EH5 1PR



Spacious one-bedroom flat with private balcony with fantastic views



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Set within an attractive modern residential development, this spacious and well-presented one-bedroom flat offers bright, contemporary accommodation, ideal for first-time buyers, professionals or buy-to-let investors.

THE LIVING ROOM / KITCHEN







The property boasts a generous open-plan living, kitchen and dining area, creating a fantastic space for both everyday living and entertaining.









The well-proportioned bedroom provides comfortable accommodation, while the private balcony is a particular highlight, offering fantastic views and an ideal spot to relax and enjoy the surroundings.

THE BATHROOM



THE BEDROOM

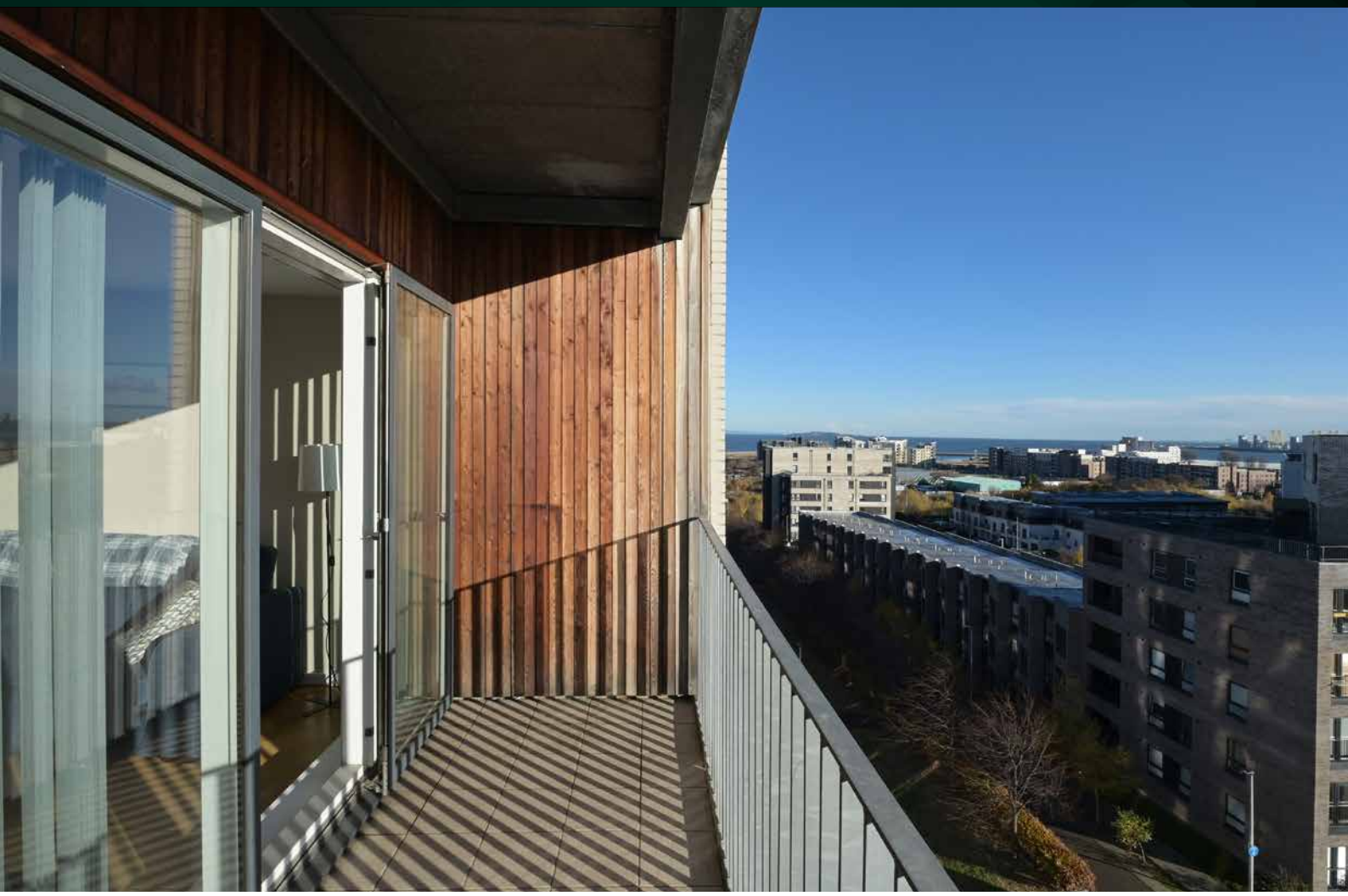




Further benefits include a residents' car park, adding convenience to this appealing modern home.

Early viewing is highly recommended to fully appreciate the generous accommodation, modern setting and impressive views on offer.

EXTERNALS & VIEWS



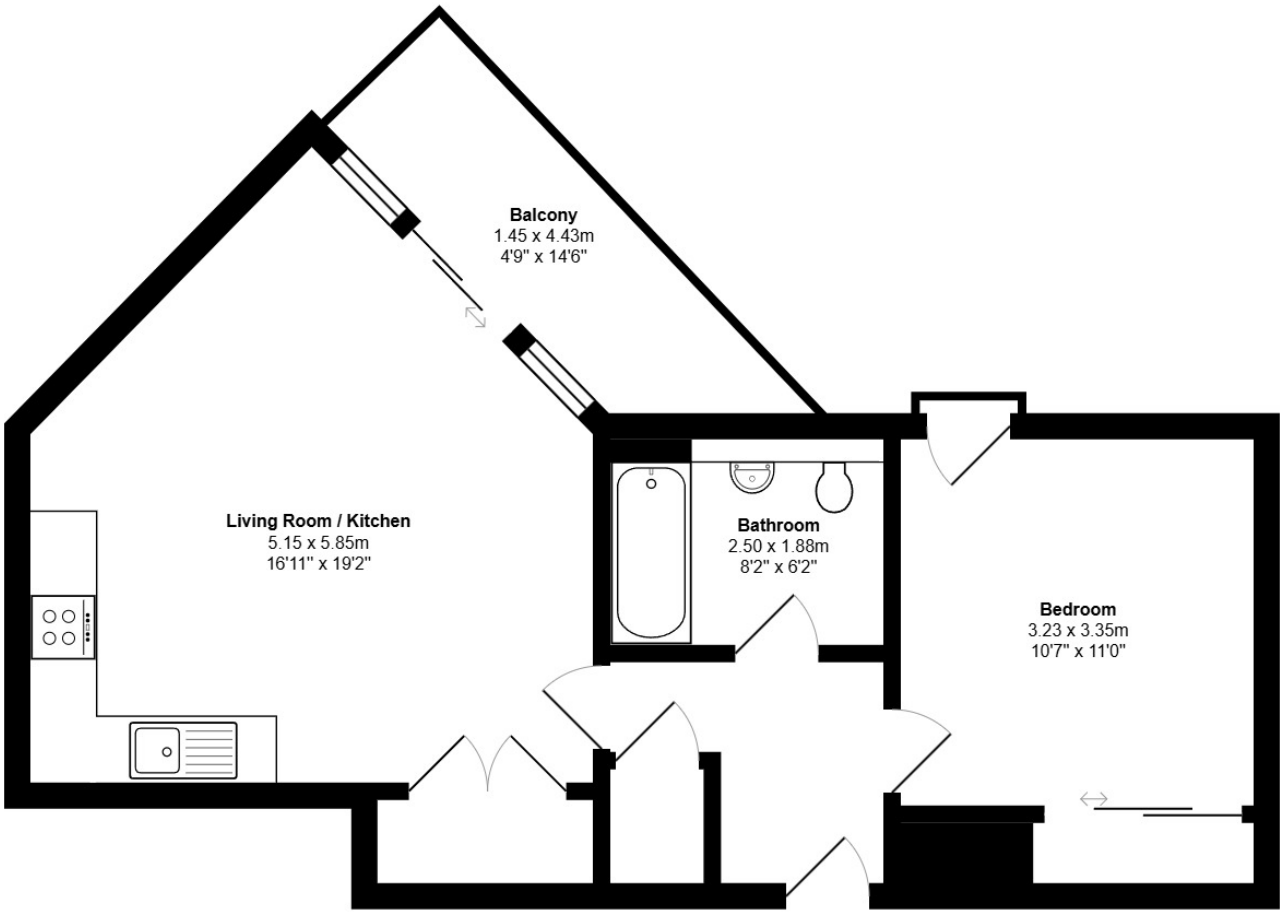






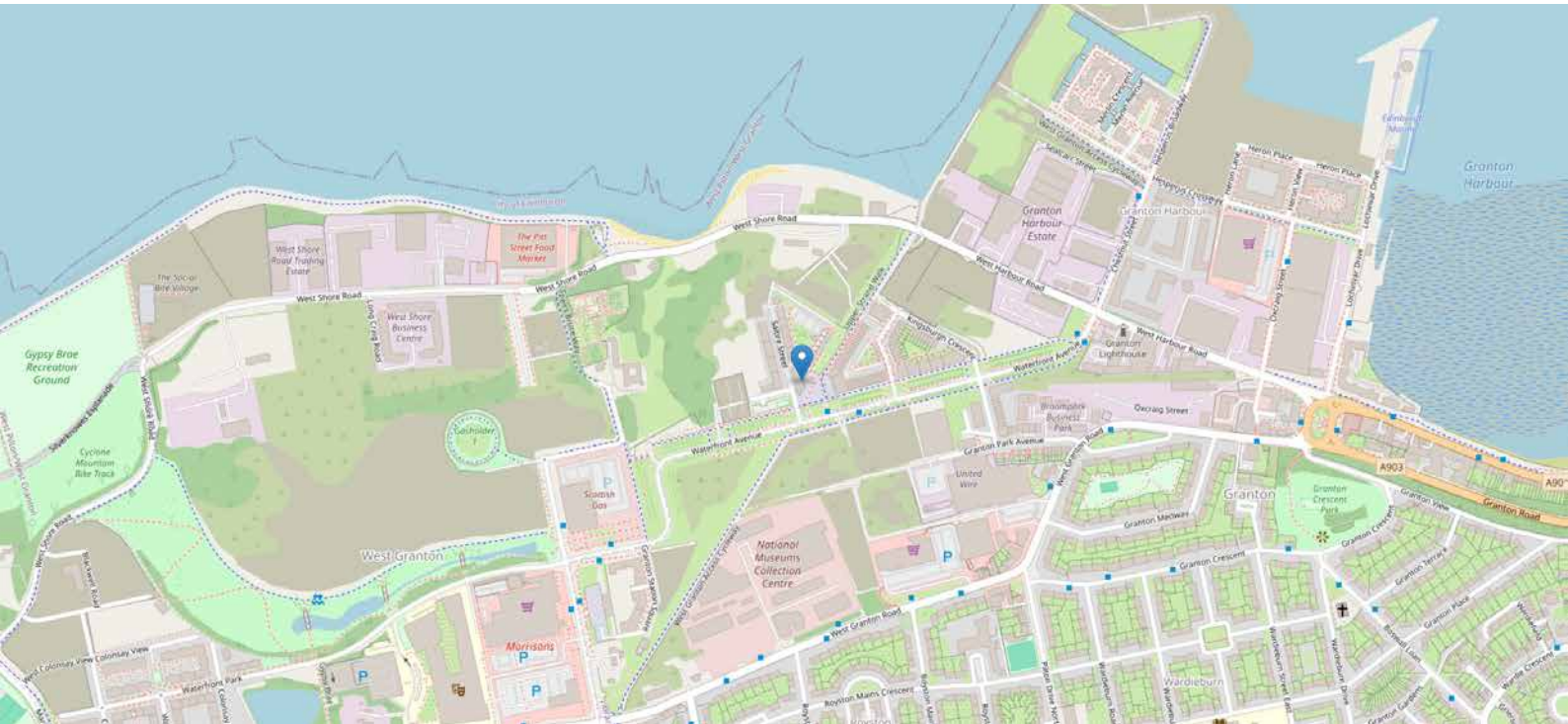


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 49m^2 | EPC Rating: C



THE LOCATION

Granton has some excellent local shopping facilities, including a Post Office and banking facilities. However, 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.







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 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, a weights room, sauna, cafeteria and bar.

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







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