



# Property Description

Immaculately presented, one-bedroom, ground-floor apartment, with an enclosed private patio. Located in a quiet residential development part of the redeveloped Waterfront area of Granton, a popular north of centre suburb of Edinburgh.

Comprises an entrance hall, a semi-open-plan living/dining room and kitchen, a double bedroom, and a bathroom.

Tastefully finished in contemporary decor, highlights include a modern fitted kitchen, a luxury fitted bathroom, continuous flooring and made-to-measure blinds throughout. In addition, there is a community central heating and hot water system, double glazing, contemporary lighting, and good storage and ultra-fast broadband available.

The development also includes a secured entry system, a shared bike store, and ample residential parking.

A welcoming entrance hallway provides access to all rooms within this beautiful home, as well as a generous storage space, leading through to the living and kitchen space, which is arranged in a semi-open-plan layout to allow for seamless and functional living. This area also offers direct access to the patio, making it an ideal space for entertaining guests, and is finished throughout with light, neutral décor and contemporary flooring.

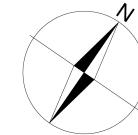
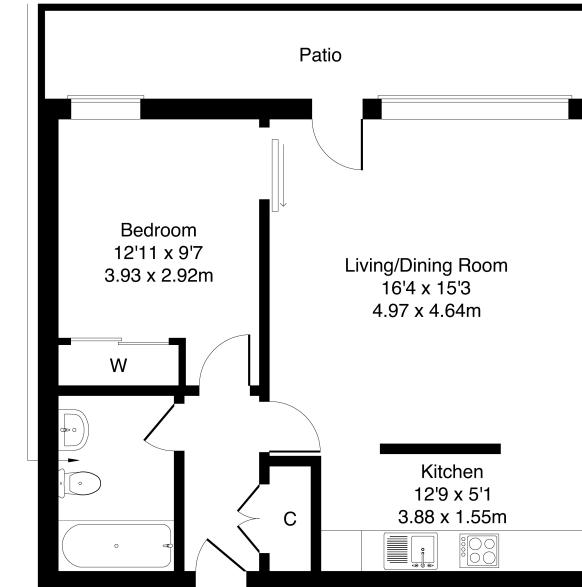
The modern kitchen features wood-effect worktops, a stylish splashback, an integrated oven with electric hob and canopy above, as well as a washing machine, dishwasher, and fridge/freezer. The living area further benefits from additional access to the bedroom, continuing the contemporary flooring, along with a double wardrobe providing excellent storage. Completing the home is the modern bathroom, fitted with a three-piece suite including a shower over the bath and a sleek ladder-style radiator.



## Flat 1, 7 Saltire Street, Edinburgh EH5 1QS

Approximate Gross Internal Area: (560 sq ft - 52 sq m.)

Bathroom  
8'3 x 5'7  
2.51 x 1.71m

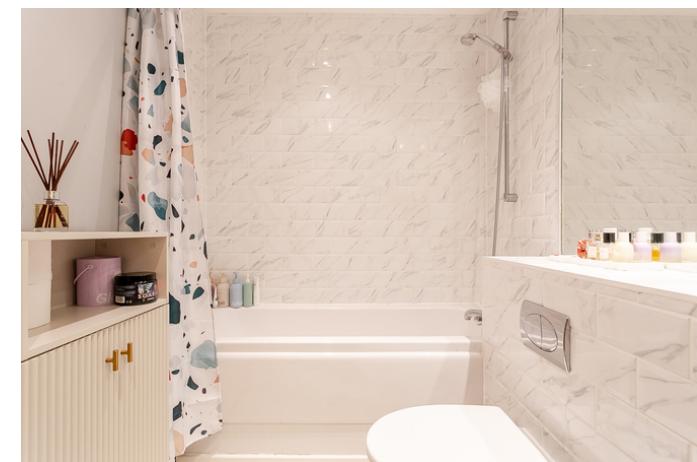


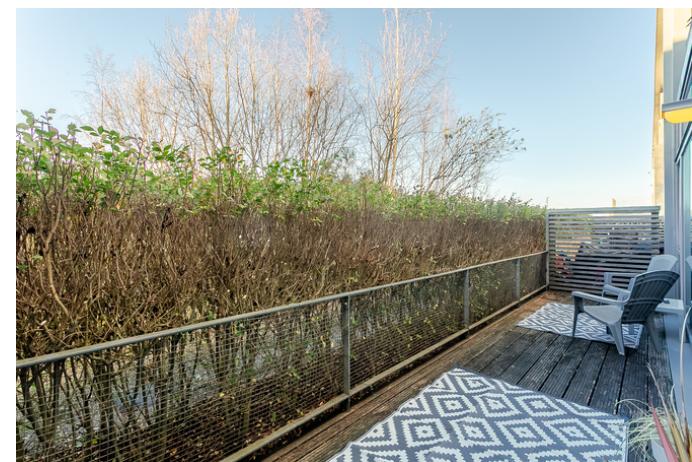
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Granton is located about three miles north of Edinburgh's city centre, offering convenient access to the trendy Shore district and the Ocean Terminal shopping centre, which features a cinema and popular restaurants. Several supermarkets are nearby, and Craigleath Retail Park provides additional shopping options. Frequent public transport runs from directly outside the development, on Waterfront Avenue, or nearby West Granton Road to the city centre, and Shore area, including a direct Airlink service to the airport. The area is experiencing significant

development, notably at Granton Marina, which will include a new hotel, spa, and residential properties. With several gyms and leisure centres close by, residents can also enjoy the scenic waterfront path and causeway leading to Cramond Island, perfect for jogging, dog walking, and family outings. Granton is home to Edinburgh College and offers well-regarded local schools.





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