



Flat 10, 21 Saltire Street, Edinburgh, EH5 1RG

Light & Beautifully Presented, One-Bedroom, Second-Floor Apartment

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Property Description

Light and tastefully presented, one-bedroom, second-floor apartment, with open views and residential parking. Located in a quiet development forming part of the redeveloped Waterfront area of Granton, north of Edinburgh city centre.

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

Highlights include a modern fitted kitchen with appliances, a bright fitted bathroom and quality flooring. In addition, there is community central heating, double glazing, and good storage.

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

Ongoing Waterfront regeneration, including Phase 4 development, enhancing the area with improved public spaces and continued investment, supporting long-term growth.

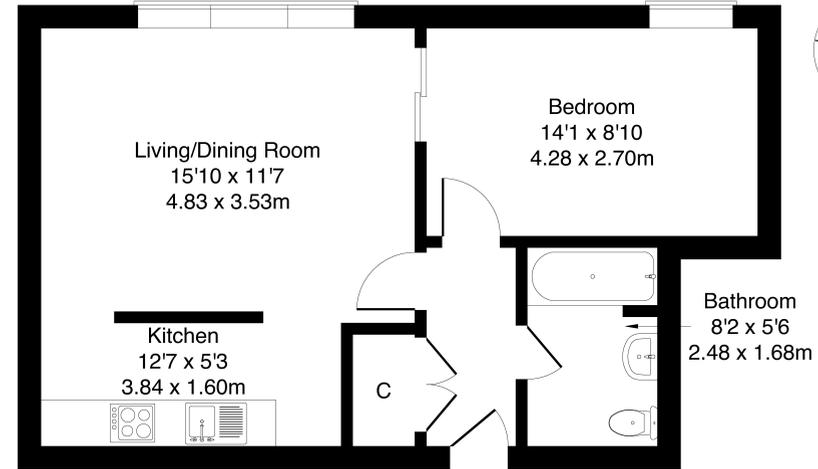
The welcoming entrance hall creates an excellent first impression, offering access to all rooms within the property and benefiting from a useful built-in storage cupboard, ideal for coats, shoes and everyday essentials. The impressive living and dining area is a bright and versatile space, perfectly suited to both relaxing and entertaining. A large window allows an abundance of natural light to flood the room, enhancing the sense of space and creating a warm, inviting atmosphere throughout the day. The stylish wood-effect flooring adds a contemporary finish while also being practical and easy to maintain. There is ample room for a comfortable sofa arrangement as well as a dedicated dining area, making it an ideal setting for hosting guests or enjoying quiet evenings at home. A central light fitting completes the room. The modern fitted kitchen is thoughtfully designed with attractive stone effect worktops, a tiled splashback and sleek spotlighting that enhances both style and functionality. A stainless steel sink with a drainer is positioned for convenience, and the kitchen is well equipped with a fridge freezer, washing machine, integrated dishwasher, integrated oven, an Adobe electric ceramic hob with numerous features, and a canopy extractor above.

Situated to the rear of the property, the bedroom provides a peaceful and well-proportioned retreat. The wood effect flooring continues here, creating a cohesive flow from the main living space. There is ample space for a double bed along with additional bedroom furniture such as wardrobes and bedside tables. A sliding door offers direct access to the living and dining area, adding flexibility to the layout and allowing natural light to filter through. A central light fitting completes the room. The accommodation is completed by a modern fitted three-piece bathroom, featuring wood effect flooring, a tiled splashback surround and contemporary spotlighting. The suite comprises a bath with a rainfall showerhead over, a wash hand basin and WC, along with a ladder-style radiator for added comfort and practicality.



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Approximate Gross Internal Area: (506 sq ft - 47 sq m.)

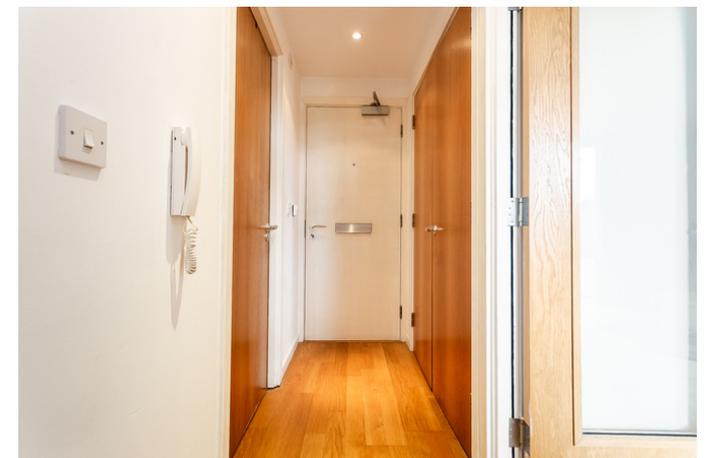


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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 Craighleith Retail Park provides additional shopping options. Frequent public transport runs from West Granton Road and Waterfront Avenue to the city centre, 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 the new Edinburgh College and offers well-regarded local schools.





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