



12/1 APPIN PLACE

Slateford, Edinburgh, EH14 1NJ



1

Public Room



2

Bedrooms



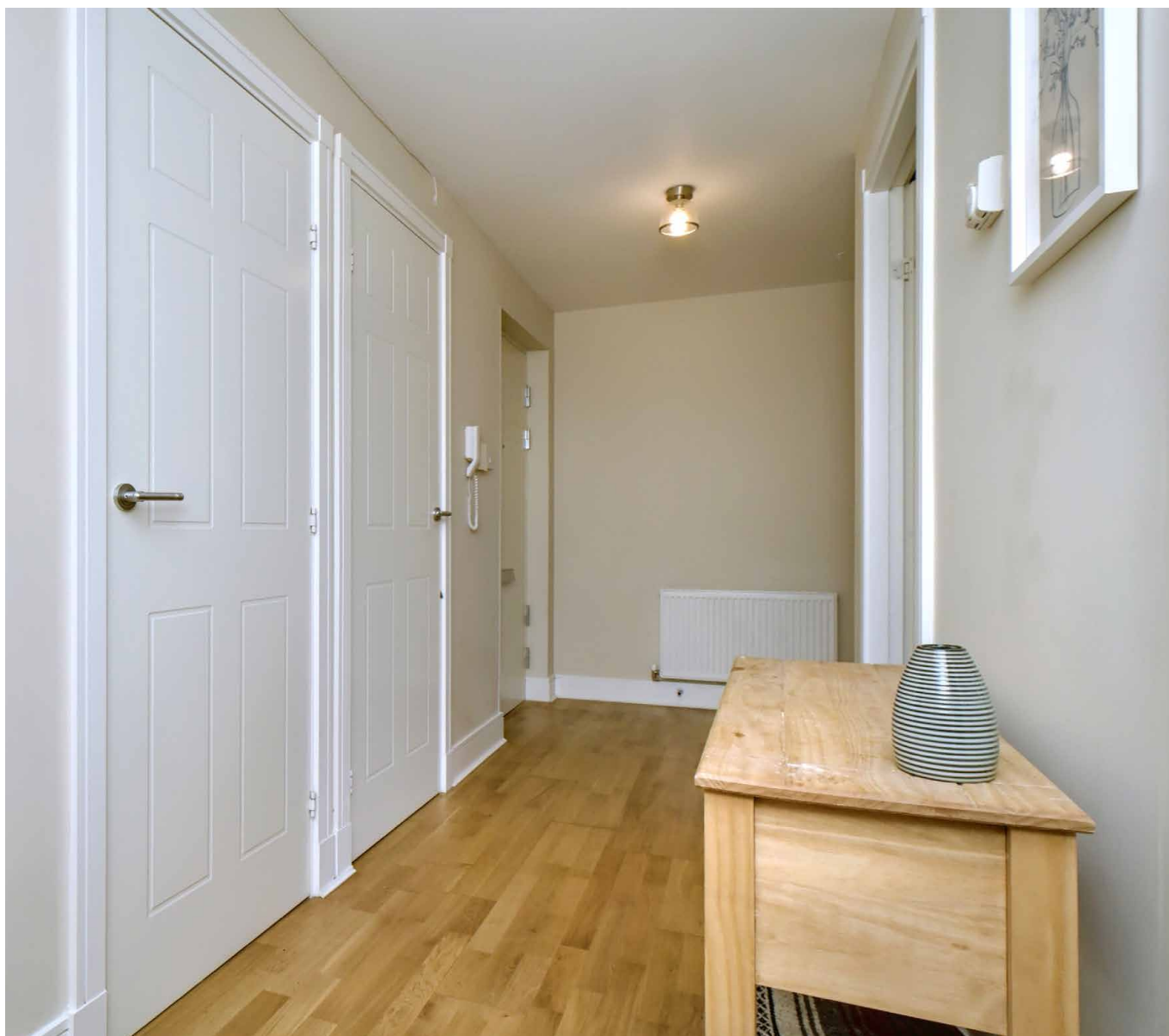
2

Bathrooms



12/1 APPIN PLACE

Enjoying a popular city location, just a short bus journey from the heart of Edinburgh, this tastefully presented flat is situated on the ground floor of a modern development with convenient residents' parking. The flat's interior features a principal suite with storage and a shower room, a second double bedroom with storage, a bathroom with a shower-over-bath, a spacious reception room for relaxation and dining, and a stylish kitchen. The reception room, kitchen, and main bedroom all benefit from a southerly aspect, as well as direct access to well-maintained shared gardens.









VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Modern city development
- Tastefully presented ground-floor flat
- Communal vestibule with secure entry system
- Entrance hall with storage
- Spacious, sun-filled living/dining room
- Southerly-facing kitchen
- Principal suite with storage and shower room
- Second double bedroom with storage
- Bathroom with shower-over-bath
- Maintained shared gardens (directly accessible from the reception room, kitchen, and principal bedroom)
- Convenient residents' parking





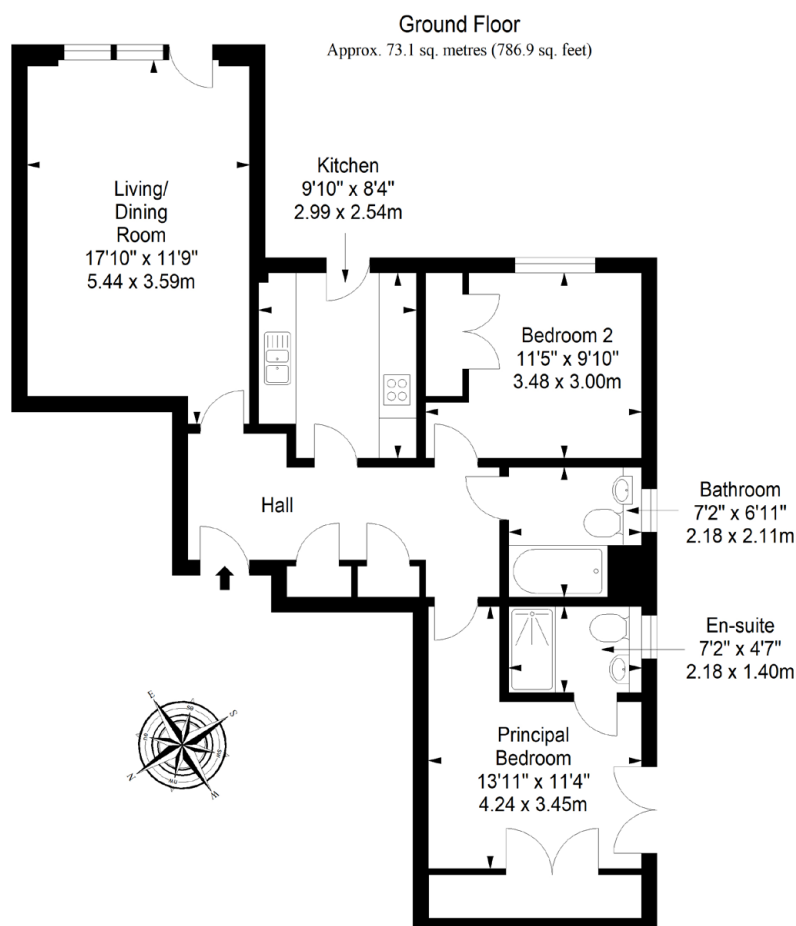
Extras: All fitted light fixtures, curtain rods and kitchen appliances (fridge, dishwasher and washing machine) are included. No warranties or guarantees are provided for any of the appliances included in the price, as these items are sold in an 'as-is' condition.

Factor: The factor is managed by James Gibb at an approximate monthly cost of £110.



SLATEFORD, EDINBURGH

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym and a selection of family restaurants) and Meggetland Sports Complex where you will find unrivalled team sports facilities including football, rugby and cricket pitches, as well as a full-size Astroturf pitch. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling including early years and primary education at Craiglockhart Primary School, followed by secondary schooling at Tynecastle High School. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



Total area: approx. 73.1 sq. metres (786.9 sq. feet)

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