

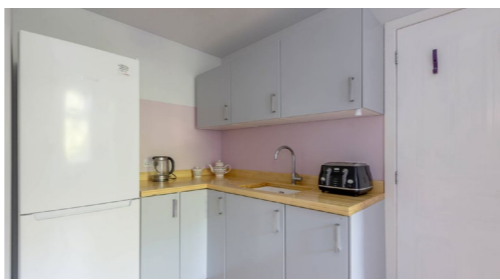
161/8 Slateford Road
The Maltings, Slateford, Edinburgh, EH14 1PB

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper & lower level.
- Reception hall with walk in storage cupboard.
- Well-presented living room/dining room.
- Modern fitted kitchen with appliances.
- Double bedroom with built-in mirrored wardrobes.
- Single bedroom with storage.
- Contemporary four-piece bathroom with separate shower.
- Electric heating.
- Double glazing.
- Communal courtyard.
- Allocated parking space to rear of development.
- Private storage cupboard within block.
- Communal storage area within block.



GENERAL DESCRIPTION

A well-presented first floor flat, part of the listed Maltings development in the popular and well located Slateford district of the city and a short journey to the west Edinburgh City Centre. There is an excellent range of local amenities close at hand and the property would make an ideal purchase for a first-time buyer/young couple with the move-in accommodation.

FACTORING NOTE

This development is factored by James Gibb and an approximate charge of £500 per quarter. This covers the maintenance of all the communal areas and also the block's buildings insurance.

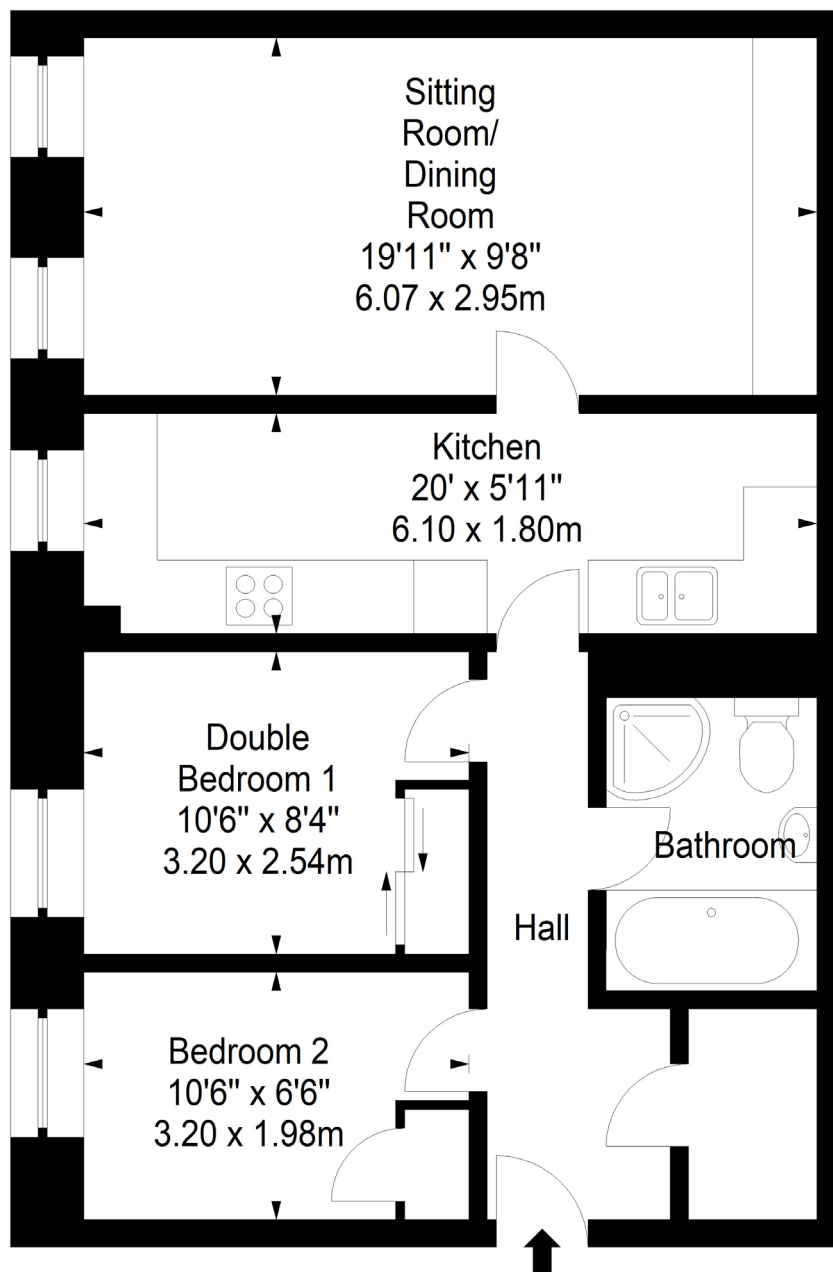
COUNCIL TAX BAND	D.
TRAIN STATION	APPROXIMATELY 0.6 MILES TO SLATEFORD TRAIN STATION.
AIRPORT	APPROXIMATELY 6.7 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

Slateford is a highly regarded residential location situated west of the City Centre. Frequent bus services offer unrivalled quick access to the City Centre and surrounding areas whilst Haymarket and Slateford train stations are easily accessible. By car there is fast access to the city bypass, motorway network, Edinburgh Airport and the Queensferry Crossing. There are excellent local amenities on your doorstep including a large Asda and Sainsbury's superstore with a Marks and Spencer Food hall and other outlets including a Costa Coffee house at Edinburgh West Retail Park. Slateford boasts first rate Leisure and health facilities including Fountain Park benefiting from a modern cinema complex, bowling alley, gym, bars and restaurants. Meggetland sports complex is moments away and there are popular cycle routes along the Union Canal and peaceful walking routes at the nearby Water of Leith.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, MICROWAVE OVEN, FREESTANDING AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. THE FITTED FURNITURE IN THE LIVING ROOM/DINING ROOM AND THE SHELVING THROUGHOUT THE PROPERTY WILL BE INCLUDED WITHIN THE FOR-SALE PRICE.





First Floor

Slateford Road, EH14 1PB



Approx. Gross Internal Area

645 Sq Ft - 59.92 Sq M

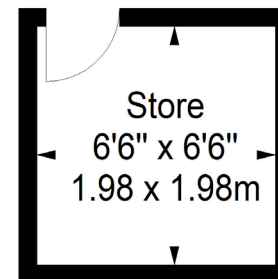
Store

Approx. Gross Internal Area

42 Sq Ft - 3.90 Sq M

For identification only. Not to scale.

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First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**