



159/8 The Maltings
Slateford Road, EH14 1PB

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Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Lift
- Allocated Space in Residents' Carpark
- Double Glazing & Electric Heating
- EPC Rating – C



This well-proportioned first floor flat is situated in the popular listed Maltings development on Slateford Road, close to a wide range of local amenities, including bars, shops and restaurants. There are fantastic transport links to the north and south. The accommodation comprises; a welcoming hallway, spacious living room, bright fitted kitchen, two good-sized double bedrooms and a modernized bathroom with shower over bath. The building benefits from secure entrance system and lift to all floors and sits in landscape grounds and has a private residents' carpark with an allocated parking space. The property features double glazing and electric heating. Included in the sale are the; fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. Other items may be available by separate negotiation. There is a factoring fee payable to James Gibb Factors of approx. £400-£500 per quarter.



Slateford Road,
Edinburgh,
Midlothian, EH4 1PB



Approx. Gross Internal Area
808 Sq Ft - 75.06 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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