

73 (flat 9) Slateford Road, Shandon, Edinburgh, EH11 1PR



Description

A rare opportunity has arisen to acquire a most impressive and well-presented dual aspect three-bedroom corner flat situated in the sought-after Shandon area of Edinburgh. Forming part of a traditional stone built tenement, this is a fantastically bright and spacious property split over two floors combining fine original period features and stylish neutral décor, offers superb accommodation throughout and boasts stunning open views across the city skyline and towards the Pentland Hills.

- Hallway
- Sunny corner bay living room with focal point fireplace housing a living flame gas fire
- Superb 23ft kitchen/dining room falling naturally into two defined areas creating a perfect sociable space
- Adjoining utility area
- Double bedroom 1
- Ultra chic, contemporary shower room
- Upper landing which could be cleverly utilised as a study area
- Two double bedrooms
- Bathroom consisting of a modern three-piece suite
- Gas central heating and double glazing
- Well kept communal green to rear
- Permit parking

Extras

The fitted floor coverings, curtains, blinds, Belling Countrychef cooker two fridges, freezer, washing machine and wardrobe in bedroom 2.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



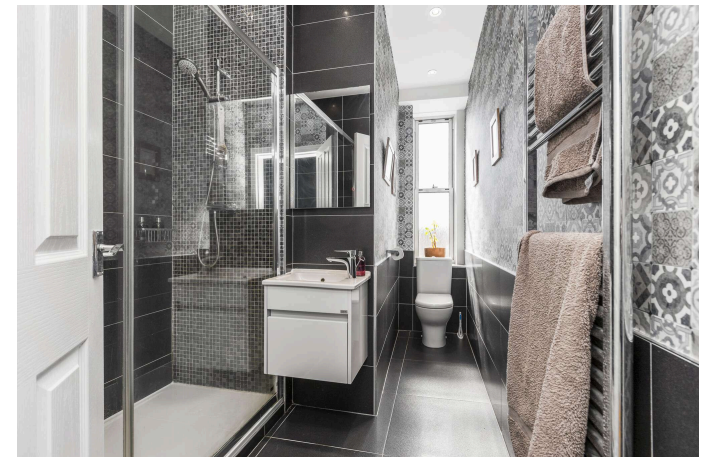
Location

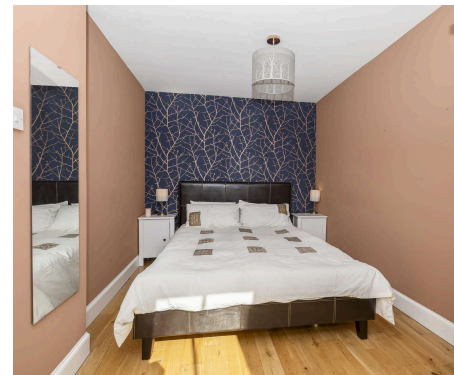
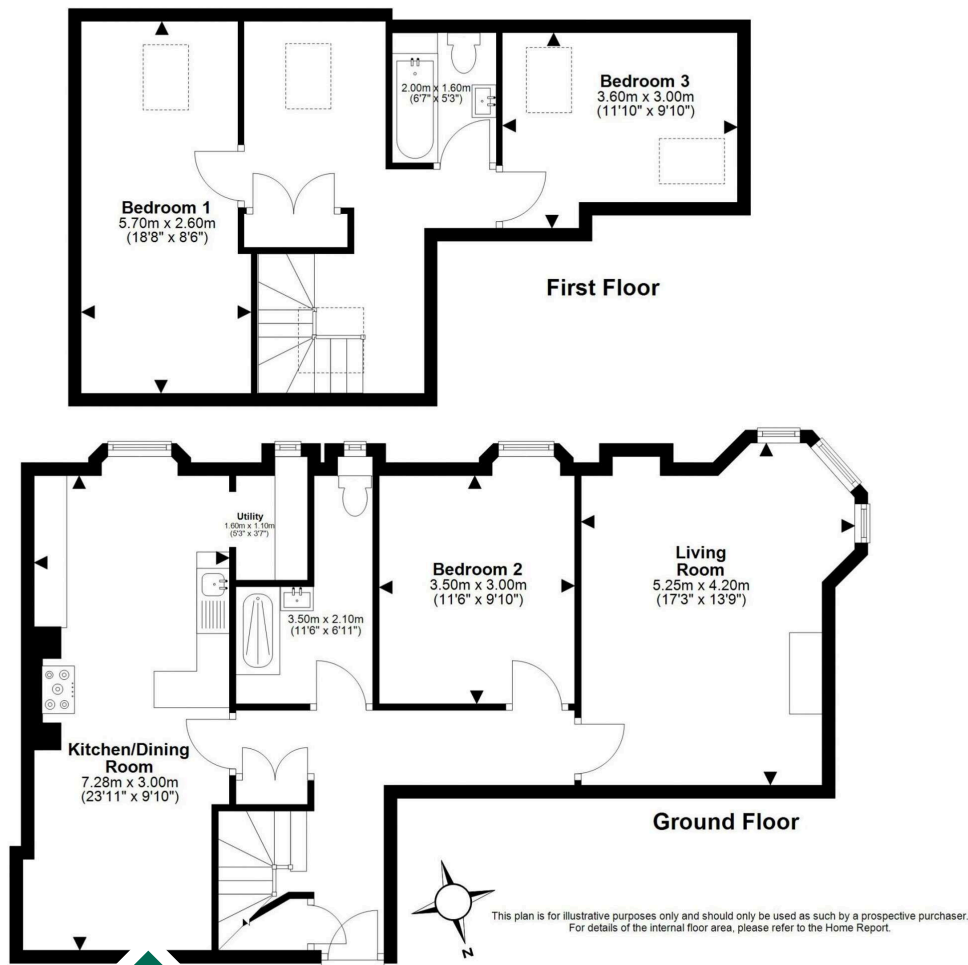
Lying approximately three miles west of Edinburgh city centre, the popular residential district of Shandon is characterised by its leafy streets, appealing traditional tenements and open green spaces. With no shortage of outdoor pursuits right on their doorstep, residents of Shandon can take a relaxed stroll in tranquil Harrison Park or cycle along picturesque Union Canal into the city centre. Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Furthermore, bustling Morningside Road, with its charming selection of independent retailers and thriving café culture, is just a short walk away. Shandon is located just minutes from the Fountain Park leisure complex, where you will find a multi-screen cinema, bowling alley, gym, various family restaurants, and pubs under one roof. Shandon is within the catchment area for excellent state schools, and the area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College. Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

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EPC Rating: D





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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