

165 (flat 26) Slateford Road, Slateford, Edinburgh, EH14 1PD



165 (flat 26) Slateford Road | Edinburgh | EH14 1PD

Description

Stylish one-bedroom fourth-floor apartment which forms part of the former Slateford Maltings: a B-listed industrial renaissance building (circa 1900) that has been converted into flats. The home is of a good standard and is presented in walk-in condition, enjoying crisp neutral interiors and modern finishings which offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces.

Features

- A beautiful fourth-floor apartment
- Convenient lift service to all floors
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Open-plan living and dining room
- Fitted kitchen
- Double bedroom with fitted wardrobe
- Contemporary shower room with walk-in shower
- Electric heating and double glazing
- Allocated residents' parking

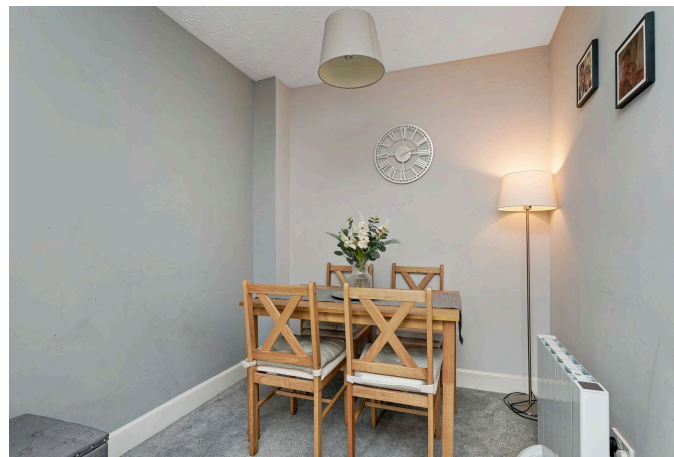
Extras

The blinds, cooker, hood, washing machine and fridge are included. Additional items of furniture may be available separate negotiation.

Factor

The development is factored by James Gibb for approx. £170 per month according to the vendor. This includes maintenance of communal areas, block buildings insurance. and a sinking fund which would go towards the cost of any major repairs.

EPC Rating: D

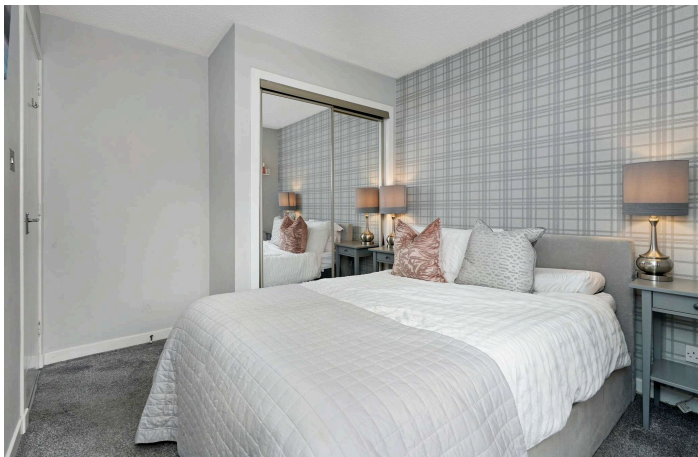
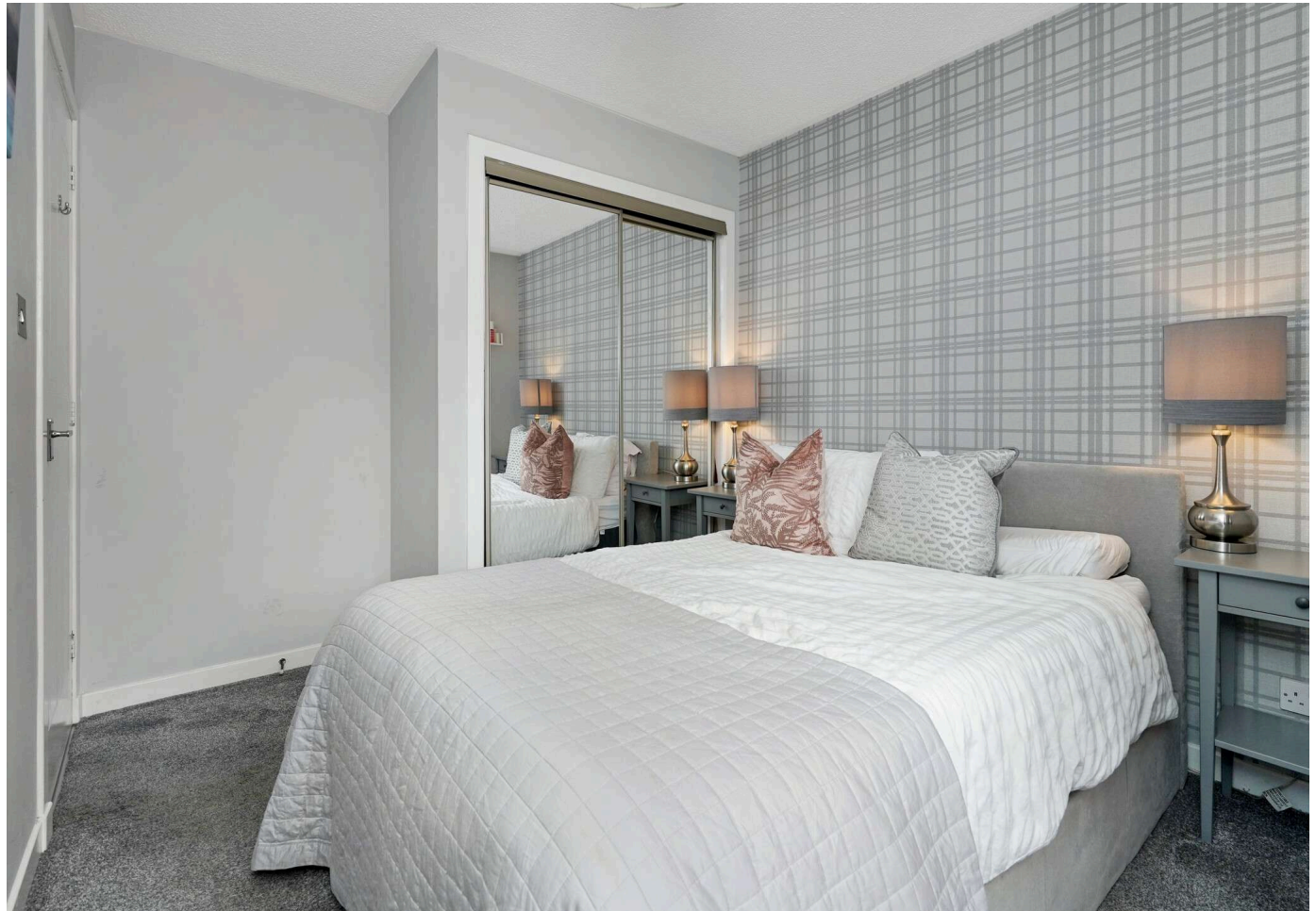


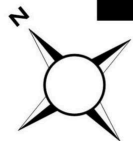
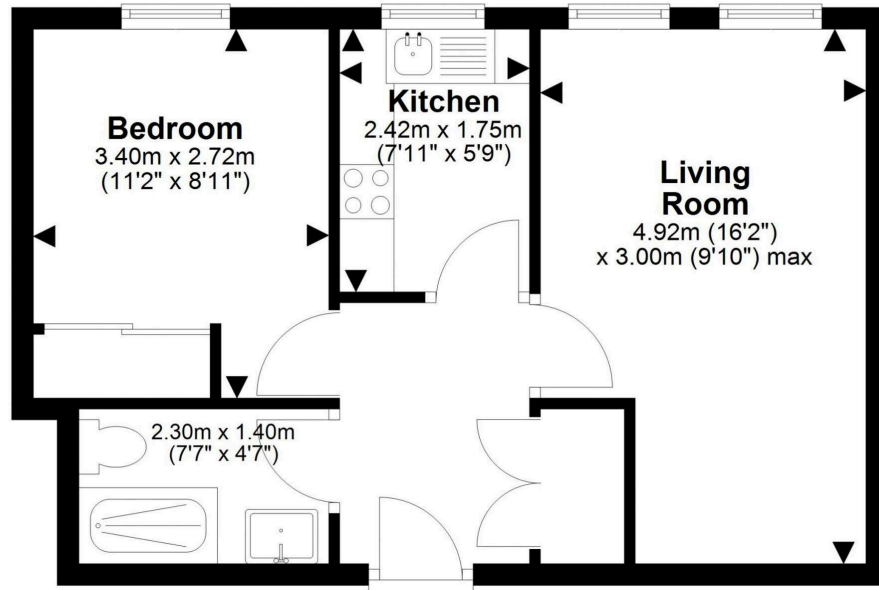
Location

Lying approximately three miles west of Edinburgh city centre, the popular residential district of Slateford is characterised by its appealing traditional tenements and open green spaces. With no shortage of outdoor pursuits right on their doorstep, residents of Slateford can take a relaxed stroll in tranquil Harrison Park or cycle along picturesque Union Canal into the city centre. Slateford is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie and Shandon. Furthermore, bustling Morningside Road, with its charming selection of independent retailers and thriving café culture, is just a short walk away. Slateford 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. Popular with young professionals thanks to its close proximity to the city centre, Slateford 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.

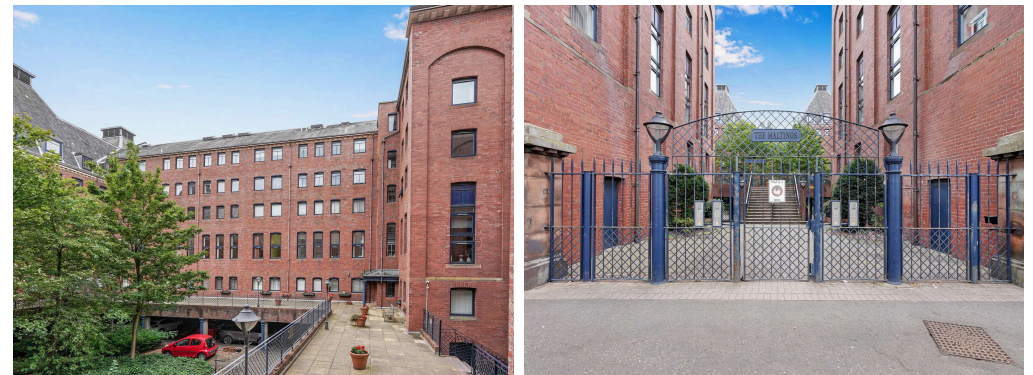
Price and Viewing

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





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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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.

