

78/10 Slateford Road, Slateford, EH11 1QU



Beautifully-presented top floor flat

OFFERS OVER £190,000

VIEWING:

SUNDAY 2-4PM, THURSDAY 7-9PM OR BY
APPOINTMENT THROUGH SOLICITORS
ON 0131 557 3188

The subject of the sale is a beautifully-presented top-floor flat, now being marketed for sale in walk-in condition and comprising: a well-maintained entrance stairway with security entryphone system, a welcoming hallway benefitting from two storage cupboards, a bright and spacious lounge with a large bay-window to the front, attractive fireplace and beautiful ornate cornicing, a well-laid-out kitchen/diningroom housing a wealth of wall and base units providing excellent storage as well as a large pantry cupboard. There is ample space for a dining table and chairs with ease, the kitchen also having a most useful, spacious utilityroom off. The accommodation is completed by a generously-proportioned double bedroom, a boxroom which has enough room to fit a double sofa-bed for overnight guests, and a modern showerroom with white suite. The property further benefits from gas central heating, double-glazing, fresh décor throughout, unrestricted on-street parking close by, and a well-maintained communal garden to the rear. The many extras offered with the sale will include all curtains and blinds, and all the quality white goods with the exception of the tumble drier, making this a perfect first or second-time buyer's flat, or as a superb investment/letting opportunity.

This immaculate top floor flat is ideally situated to take advantage of the main commuting routes to the west of the city and Edinburgh Airport, and is located just 1 ½ miles from the west end of the City Centre. There are frequent bus services from both Gorgie Road (A71) and Slateford Road (A70) which provide easy access to all areas of the city and to the west. For sporting and recreational facilities, the Fountainpark leisure facility is easily accessed as is The Corn Exchange, Harrison Park and the Union Canal, and there is a good choice of superstores including a large Asda close by at Chesser and a local Lidl, along with a wide choice of small specialist shops providing for everyday requirements.

IN CONCLUSION

This is an impressive top-floor apartment presented to the market



in walk-in condition and is therefore an ideal first or second time purchase or letting opportunity, and with the incentive of the many extras included in the sale, contributes to making this flat an extremely appealing purchase. We therefore highly recommend an early viewing.

EPC BAND: E



Top Floor

Approx. 76.2 sq. metres (820.0 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



PROPERTY DEPARTMENT
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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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