



24/16
Slateford Gait
Slateford, Edinburgh
EH11 1GU



2



1



2

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Summary

Set within an exclusive lift-serviced development, this second-floor corner flat benefits from a seating balcony, secure parking, a concierge service, and access to shared landscaped gardens and a community on-site gym. The attractive modern home features two spacious bedrooms, a principal en-suite shower room, a bathroom, a reception room with balcony access, and a stylish kitchen enjoying a sunny aspect. Popular Slateford is situated approximately two miles from the city centre with fantastic local amenities and bus services day and night.

Features

- Exclusive modern development
- Second-floor corner flat with attractive décor
- Shared lift service and concierge
- Hall with secure entry and storage
- Living/dining room with balcony and kitchen access
- Sunny well-appointed kitchen
- Principal suite with shower room and storage
- Second spacious bedroom
- Bathroom with shower-over-bath
- Seating balcony with pleasant open outlook
- Communal gardens maintained by a factor
- Secure underground parking
- On-site communal gym
- Gas central heating and double glazing



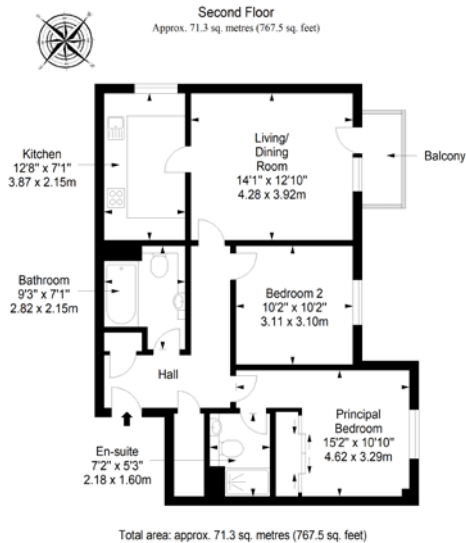








Floorplan



EPC Rating - B | Council tax band - D | Home report Value - £250,000

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
property@watermans.co.uk