



GARDEN STIRLING BURNET

92/6, SLATEFORD ROAD
SLATEFORD, EDINBURGH, EH14 1NP



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SUMMARY

Located on the second/top floor of a traditional building in the well-connected Edinburgh suburb of Slateford, this two-bedroom flat is presented in excellent order, appealing to first-time buyers or buy-to-let investors. The property features a generous south-facing living/dining room, ideal for everyday living and entertaining, alongside a naturally-lit modern galley kitchen. Two well-proportioned double bedrooms (one south-facing) are complemented by a contemporary shower room. Externally, residents benefit from access to a communal garden and a private rear garden area, while parking is regulated on surrounding streets.

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

FEATURES

- Top-floor, two-bedroom flat
- Convenient city address
- Oak flooring throughout
- South-facing living/dining room
- Bright modern kitchen
- Principal double bedroom with storage
- Second double bedroom
- Stylish shower room
- Communal and private garden
- Regulated on-street parking (Zone S6)
- Gas central heating and full double glazing





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

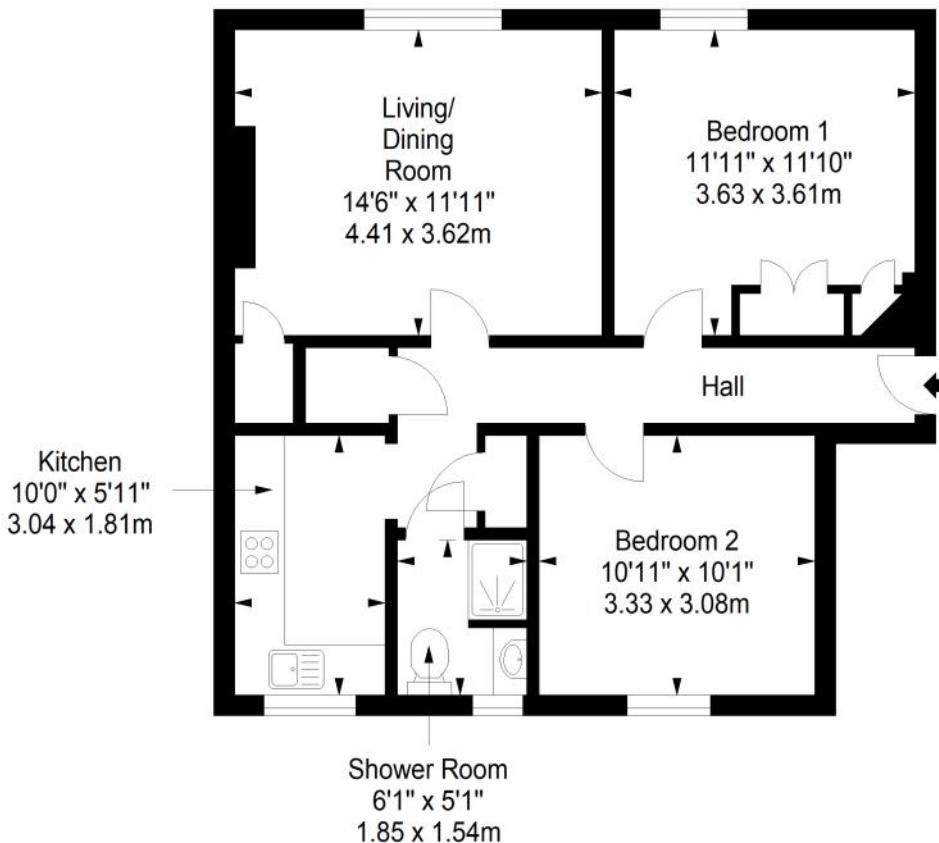
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Top Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 sq. feet)