

3/13 APPIN TERRACE  
SLATEFORD, EDINBURGH, EH14 1NN

CURRAN & CO  
PROPERTY





# 3/13 APPIN TERRACE

SLATEFORD, EDINBURGH, EH14 1NN

OFFERS OVER £175,000



'3/13 Appin Terrace is a beautifully presented Southwest-facing top floor flat, forming part of a traditional tenement building and enjoying panoramic views as far as The Pentland Hills'

- Immaculately Presented Throughout
- Living / Dining Room
- Modern Kitchen
- Spacious Double Bedroom with Storage
- Shower Room
- Gas Central Heating & Double Glazing
- Unrestricted Street Parking
- Shared Rear Garden



### Description

3/13 Appin Terrace is a beautifully presented and exceptionally bright Southwest-facing top floor flat, forming part of a traditional Edinburgh tenement building and enjoying panoramic views as far as The Pentland Hills. An ideal first time buy, this property is situated within easy reach of the city centre and benefits from an array of excellent local amenities.

Entered through the well maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with storage cupboard; spacious living room with sizeable storage cupboard housing the combi boiler, and generously proportioned alcove, ideal for a home office or dining

space; modern kitchen with base and wall-mounted units, under-unit lighting, tiled splashback, integrated electric oven, stainless steel gas hob and extractor hood; double bedroom with expansive fitted mirrored wardrobes; and modern tiled shower room with quadrant shower enclosure, heated chrome towel-rail and fitted unit.

Further benefits of this property include gas central heating, double glazing and fresh and neutral décor throughout.

Externally there is a shared Southwest-facing rear garden laid to lawn, and unrestricted on street parking to the front of the building.

### Extras

Extras to be included in the sale are all carpets and floor coverings, curtain and blinds, and integrated kitchen appliances.

### EPC Rating

The energy efficiency rating for this property is band D.

### Council Tax

This property is subject to council tax band B.

### Viewing

Viewing is by appointment. Please contact our office to arrange.







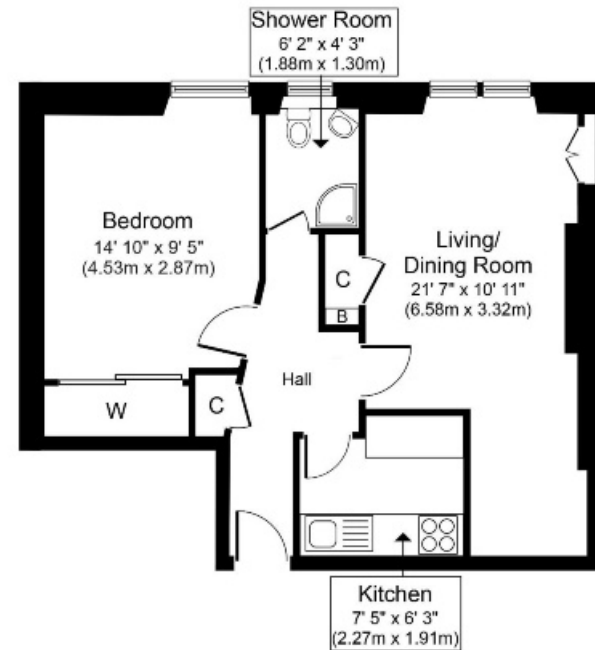
# CURRAN & CO PROPERTY

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Third Floor  
Approximate Floor Area  
501 sq. ft.  
(46.6 sq. m.)

### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.