

**Flat 4, 9 Slateford
Green
Edinburgh EH14 1NE
Offers Over £240,000**

- Large bright living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Three double bedrooms with master featuring en-suite
- Family bathroom with three-piece suite and mains shower over the bath
- Utility cupboard
- Hallway with three large storage cupboards
- Community gas fired heating and hot water system double glazing
- Communal gardens
- On street parking
- Bike Store

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £850

Shared Ownership: N



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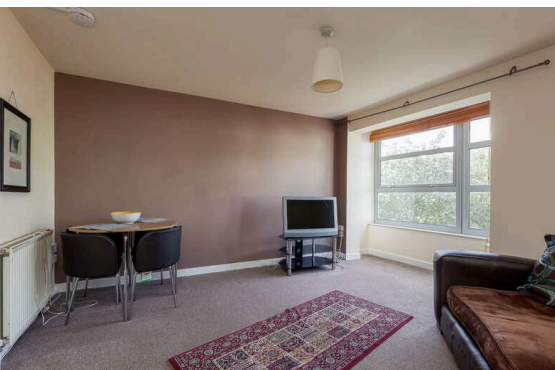
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EPC B



Flat

Blair Cadell are delighted to present this spacious three-bedroom HMO-compliant flat in the heart of Slateford. With excellent transport links to the city centre and a fantastic range of local amenities, this property is perfect for first-time buyers, young professionals, or buy-to-let investors.

The accommodation features a generous bright living/dining room, ideal for entertaining friends and family. The galley kitchen is well-appointed with a range of wall and floor-mounted units, an electric hob and oven, and included appliances. All three double bedrooms come with fitted wardrobes, and the master bedroom benefits from an en-suite with a walk-in shower and a modern two-piece suite. A family bathroom, fitted with a three-piece suite and a mains overhead shower, and a convenient utility cupboard complete the layout. The hallway has three large storage cupboards offering plenty of useful storage space. The property has community gas fired heating and hot water system and double glazing throughout, ensuring energy efficiency. Residents will also enjoy well-maintained communal gardens including a pond and this is a car free eco-development but there is unrestricted on-street parking nearby and there is also a useful bike store.*Furniture available by separate negotiation, please note no warranties given for systems or appliances, service charge includes buildings insurance*

Slateford is a popular residential area located southwest of the city centre, just a ten-minute drive from the city bypass, which offers access to Edinburgh Airport and the central belt motorway network. Regular public transport services, including buses, trams, and trains, provide easy access to the city centre and universities throughout town. Local shopping options are abundant, with Edinburgh West Retail Park, 24-hour ASDA, Lidl, and a Sainsbury's superstore at Inglis Green, as well as Murrayfield's Sainsbury's. For recreation, residents can enjoy nearby facilities such as Nuffield and Pure Gym, Fountain Park, the Corn Exchange Village, and Murrayfield Stadium, which offers even more fitness options. Outdoor enthusiasts will appreciate the Water of Leith Walkway, the Union Canal, and Saughton Park & Gardens, all within walking distance.

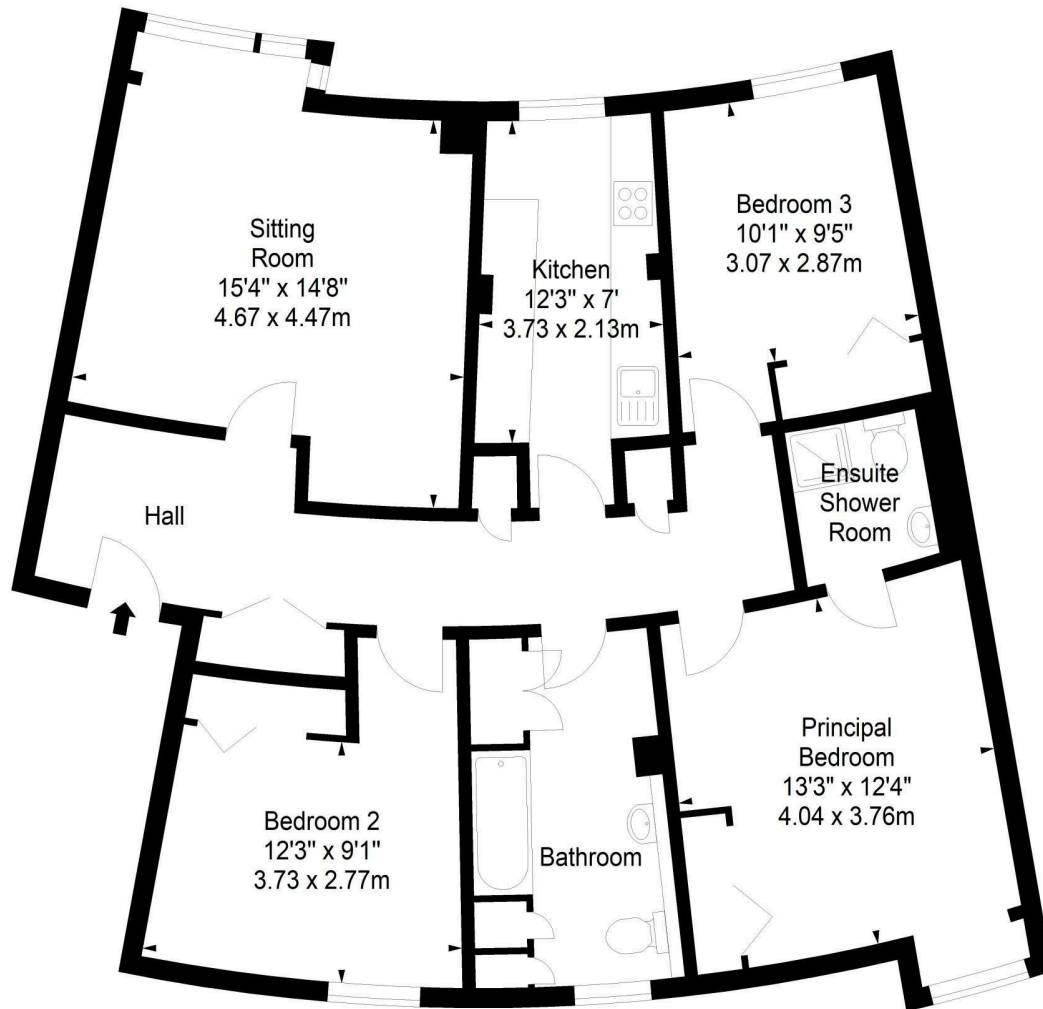
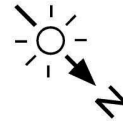
Viewing by appointment on 0131 337 1800





Slateford Green, EH14 1NE

Approx. Gross Internal Area
1063 Sq Ft - 98.75 Sq M
For identification only. Not to scale.
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First Floor



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