










Offers Over
£320,000

177B Slateford Road

Slateford | Edinburgh | EH14 1PU

This spacious and attractive main door flat with private patio area forms part of an established modern development close to excellent local amenities and transport links. The property would undoubtedly appeal to first time buyers, professionals, or those looking to downsize.

-  2 Bedrooms
-  2 Public Rooms
- 1 Study
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The accommodation which has been upgraded to a very high standard by the present owner, in brief comprises; welcoming entrance hallway with useful built-in storage, light and airy reception room with French doors accessing patio/communal garden, open plan stylish fitted kitchen/dining with integrated appliances, built-in bench seating area and direct access to the rear of the development, spacious principal bedroom with built-in wardrobes and modern en-suite shower room, well proportioned second double bedroom with fitted wardrobes, good sized study/office and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Parking & Factor

There are well maintained landscaped communal grounds surrounding the property together with ample private residents parking. A factoring fee is payable to James Gibb of approx. £220 per quarter for the upkeep of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Slateford is situated to the south west of the City Centre and is conveniently located for Edinburgh Napier University and those wishing to commute into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury's Superstore off Westfield Road together with exceptional local day to day amenities available within nearby Gorgie. A Lidl Store is just a short walk from the property. Local recreational facilities can be found at the Corn Exchange Village, including ten pin bowling, snooker and indoor football. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. Edinburgh West Retail Park is located just opposite the Corn Exchange and includes an Aldi, M&S and Costa. The property is conveniently located for the Saughton Rose Gardens, the Water of Leith and the Union Canal walkways, which provide pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the City Centre as well as the Airlink bus service to Edinburgh Airport. In addition, easy access is available to the city by-pass which provides a quick link to the M8/M9/M90/A1 road network.



Approx. Gross Internal Floor Area 94.01 Sq M / 1012 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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