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Offers Over
£250,000

12/4 Appin Place

Slateford | Edinburgh | EH14 1NJ

Forming part of a well-maintained modern development in the heart of Slateford, this impressive and spacious two-bedroom first-floor flat offers contemporary living with excellent amenities and transport links right within easy reach. Boasting generous proportions throughout, a private balcony, and well-kept communal grounds, the property will appeal to a wide range of buyers, including professionals, first-time purchasers, and investors.

-  2 beds
-  1 public
-  2 bathroom
-  Communal Gardens
-  Residents Parking
-  Passenger Lift
-  EPC Band - C
-  Council Tax Band - D



Description

Accessed via a secure shared entrance with a passenger lift, the flat opens into a welcoming hallway, which benefits from two large built-in storage cupboards. The bright and expansive lounge provides a superb everyday living and entertaining space, enhanced by direct access to a private balcony – perfect for relaxing or enjoying the fresh air. The kitchen is fitted with a range of modern units and integrated white goods, with partial tiling in the splash zones and under-unit lighting creating a clean and functional finish. There are two generous double bedrooms, both featuring integrated double wardrobes for excellent storage. The principal bedroom also benefits from a double Juliet balcony, flooding the room with natural light, and a stylish en-suite shower room complete with a double shower cubicle, partial tiling, and paneled finishes. The second bedroom similarly enjoys a Juliet balcony and a bright, airy feel. A contemporary bathroom serves the property, fitted with a shower-over-bath, partial tiling, and a neutral colour palette.



Further features include gas central heating (with a brand-new boiler fitted in summer 2024), double glazing throughout, secure door entry system, and a well-maintained communal stairwell with lift access.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the “before” images which have also been uploaded for perusal.

The property is factored for maintenance of the shared areas, with a quarterly fee of approximately £400.

Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the development offers well-tended communal garden grounds and a mix of unallocated parking spaces, including secure underground parking.

Viewing

By appointment through Neilsons 0131 625 2222.





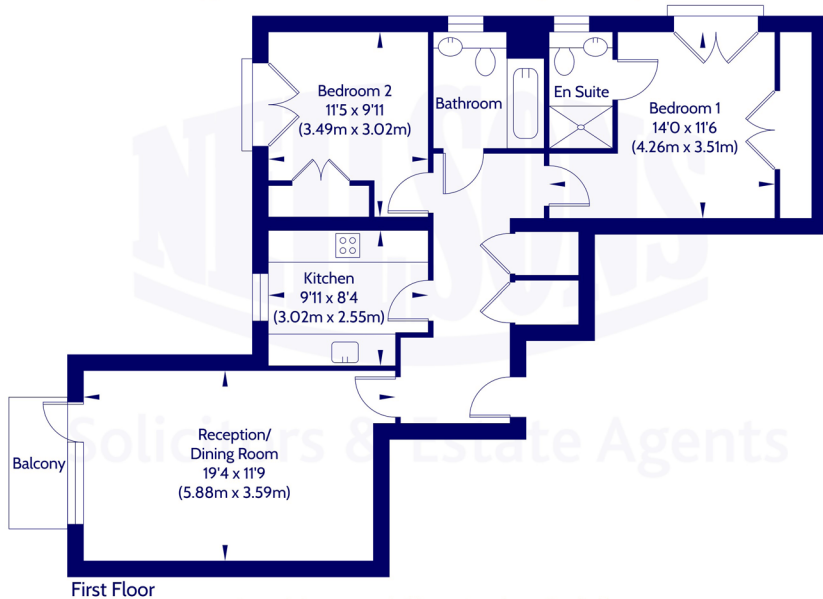
Location

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 73.85 Sq M / 795 Sq Ft.



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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