



Solicitors & Estate Agents



Offers Over
£275,000

4/3 Appin Street

Slateford | Edinburgh | EH14 1PA

Quietly positioned within a well-established modern development in the sought-after Slateford area, this beautifully presented ground floor apartment offers a superb opportunity for a variety of purchasers. Enjoying a peaceful setting while remaining within easy reach of excellent local amenities and convenient transport links, the property provides spacious, well-proportioned accommodation, complemented by a private patio and access to well-tended communal gardens.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Parking
-  Private Patio
-  EPC Rating – C
-  Council Tax Band - E



Description

The welcoming hallway sets the tone for the home, offering excellent storage options that enhance its practicality. To the rear of the property, the generously sized reception room provides a comfortable living space, with plush carpeting underfoot and the added feature of an electric fire creating a warm and inviting atmosphere. Glazed French doors open directly onto the private patio, seamlessly extending the living space outdoors and leading to the attractive shared gardens. The spacious dining kitchen is thoughtfully designed, fitted with a range of modern wall and base units and integrated appliances. This sociable space enjoys a pleasant outlook over the communal gardens and offers ample room for family dining or entertaining. The principal bedroom is a true highlight, complete with built-in wardrobes for excellent storage and a luxurious en-suite shower room finished to a high standard. A second well-proportioned double bedroom, also with fitted wardrobes and carpeted flooring, provides flexibility for use as a guest room, home office or study. Completing the internal accommodation is the family bathroom, fitted with a three-piece suite and finished with tiled flooring for a sleek, contemporary feel.

Factor James Gibb £250 Float with a monthly payment circa £120



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The property is managed by James Gibb factoring service, ensuring that the surrounding communal gardens are kept to an excellent standard. Ample unallocated residents' parking further enhances the convenience of this attractive development.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Located in the sought-after residential district of Slateford, to the southwest of Edinburgh's City Centre, this area offers excellent convenience and connectivity. It is ideally suited for commuters, with frequent bus services to the city and beyond, Slateford train station just a short walk away, and easy access to the City Bypass, M8/M9 motorways, the Queensferry Crossing, and Edinburgh International Airport.

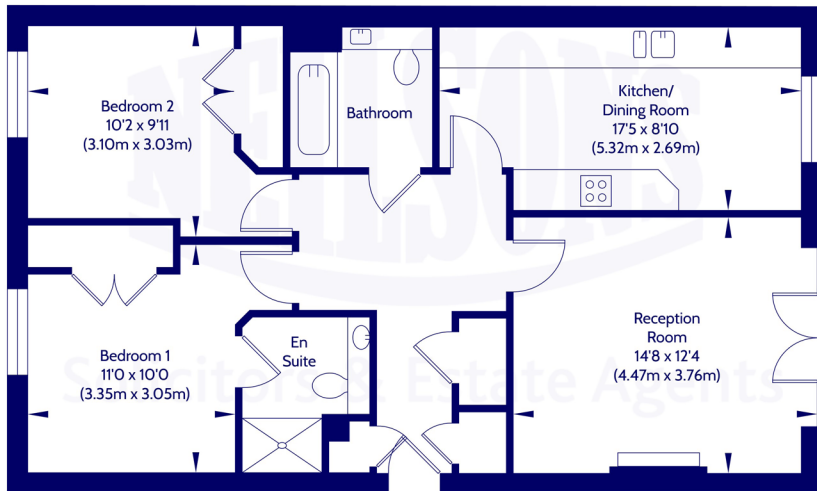
Residents enjoy a wide selection of local amenities, including several supermarkets and the nearby Edinburgh West Retail Park, which features a range of stores such as an M&S Foodhall. The neighbouring areas of Gorgie and Dalry provide an abundance of everyday conveniences, along with a variety of specialist shops, cafés, and bars. For leisure and recreation, the area is well served by facilities such as Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the O2 Academy, and World of Bowling and Football. The nearby Water of Leith and Union Canal walkways also offer scenic routes for walking and cycling, adding to the appeal of this well-connected and vibrant location.





Approx. Gross Internal Floor Area 75 Sq M / 809 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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