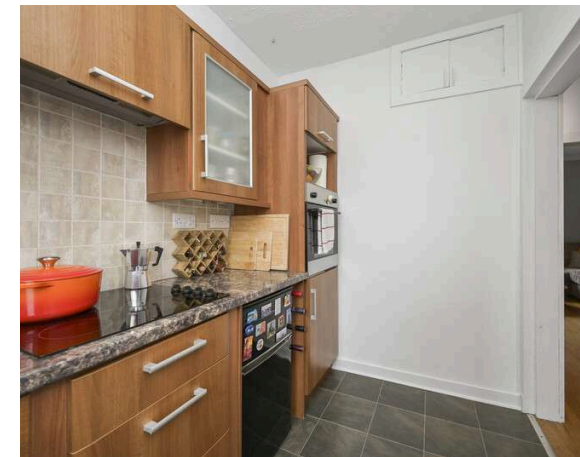




98/6 Slateford Road, Edinburgh, EH14 1NP

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





An excellent first time buyer opportunity this two bedroom top floor flat offers bright and spacious accommodation forming part of a block of six with secure entry and gardens to the rear. The property is ideally located in the popular Slateford area of Edinburgh close to an abundance of local amenities along with swift transport links to and from the city centre. Presented to the market in good order throughout we would recommend an early viewing

- Reception hallway with two useful storage cupboards.
- Front facing living room, fireplace with gas fire inset.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances.
- Front facing double bedroom with built in wardrobe storage.
- Double bedroom rear facing.
- Bathroom comprising WC, wash hand basin, shower cubicle and vanity storage.
- Gas central heating.
- Double glazing.
- Private part to rear garden, shared drying green.





## Location

Slateford is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, Asda, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

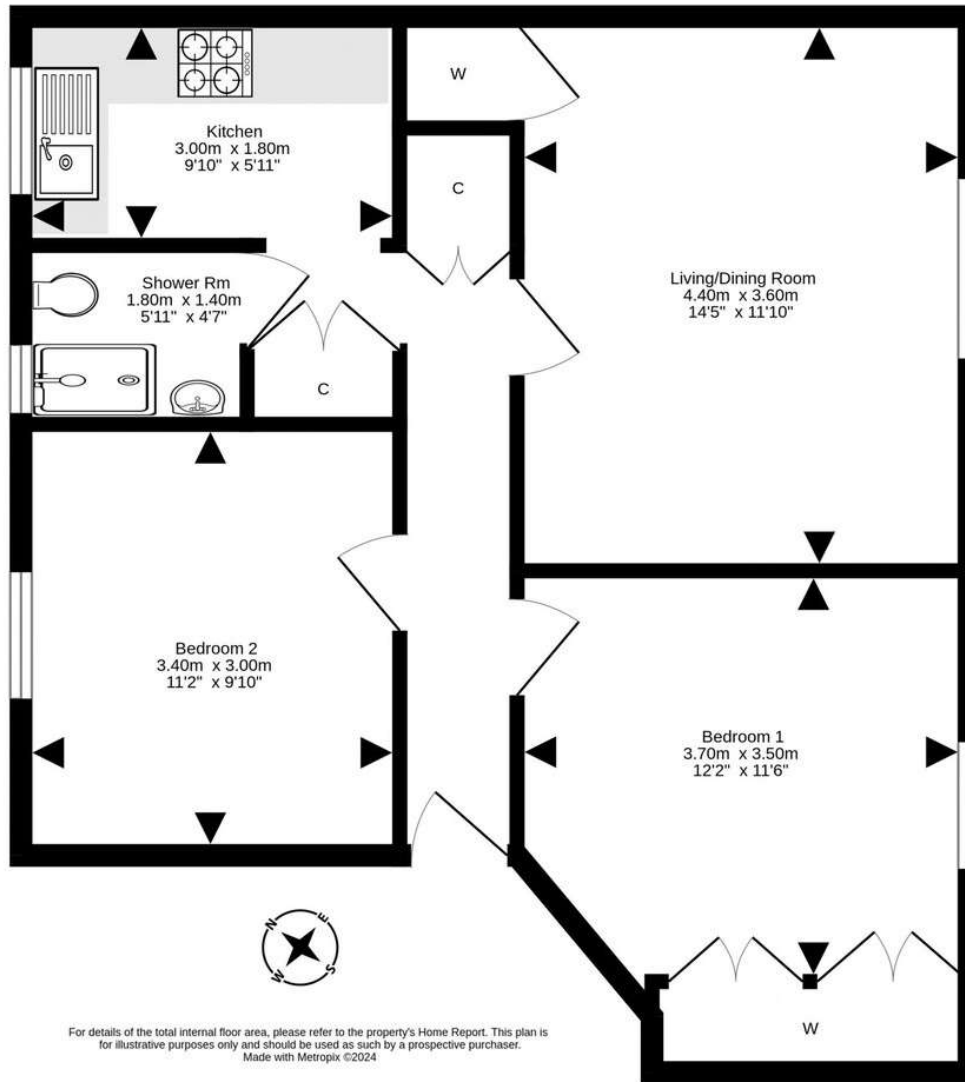
## Extras

The integrated kitchen appliances, washing machine, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

