





Welcome

Welcome to Slateford Road, this superb, bright and spacious first floor two bedroom apartment which forms part of the listed Maltings development set within a courtyard. The property presents an excellent opportunity for the first time buyer, small family or investment. Factored by James Gibb with an allocated underground parking space, lift to all floors and secure entry system. The property is conveniently located in the popular Slateford area of Edinburgh close to an abundance of local amenities and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.



- Reception hallway with good storage facilities.
- Dining/living room with twin windows.
- Breakfasting kitchen with wall and base units and integrated appliances.
- Principle bedroom with en-suite.
- Further double bedroom with walk in wardrobe.
- Bathroom comprising WC, wash hand basin, bath with separate free standing shower.
- Electric heating.
- Double glazing.
- Secure storage room.
- Allocated parking in the underground car park.





Slateford

Slateford is a highly regarded residential location situated west of the City Centre. Frequent bus services offer unrivalled quick access to the City Centre and surrounding areas whilst Haymarket and Slateford train stations are easily accessible. By car there is fast access to the city bypass, motorway network, Edinburgh Airport and the Queensferry Crossing. There are excellent local amenities on your doorstep including a large Asda and Sainsbury's superstore with a Marks and Spencer Food hall and other outlets including a Costa Coffee house at Edinburgh West Retail Park. Slateford boasts first rate Leisure and health facilities including Fountain Park benefiting from a modern cinema complex, bowling alley, gym, bars and restaurants. Meggetland sports complex is moments away and there are popular cycle routes along the Union Canal and peaceful walking routes at the nearby Water of Leith.

Agent's Note

Included in the sale are the integrated appliances, fixtures & fittings and blinds where fitted. This property is factored by James Gibb with an approximate annual fee of £2,200 which includes Buildings Insurance. Further information on the factors can be found via their website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

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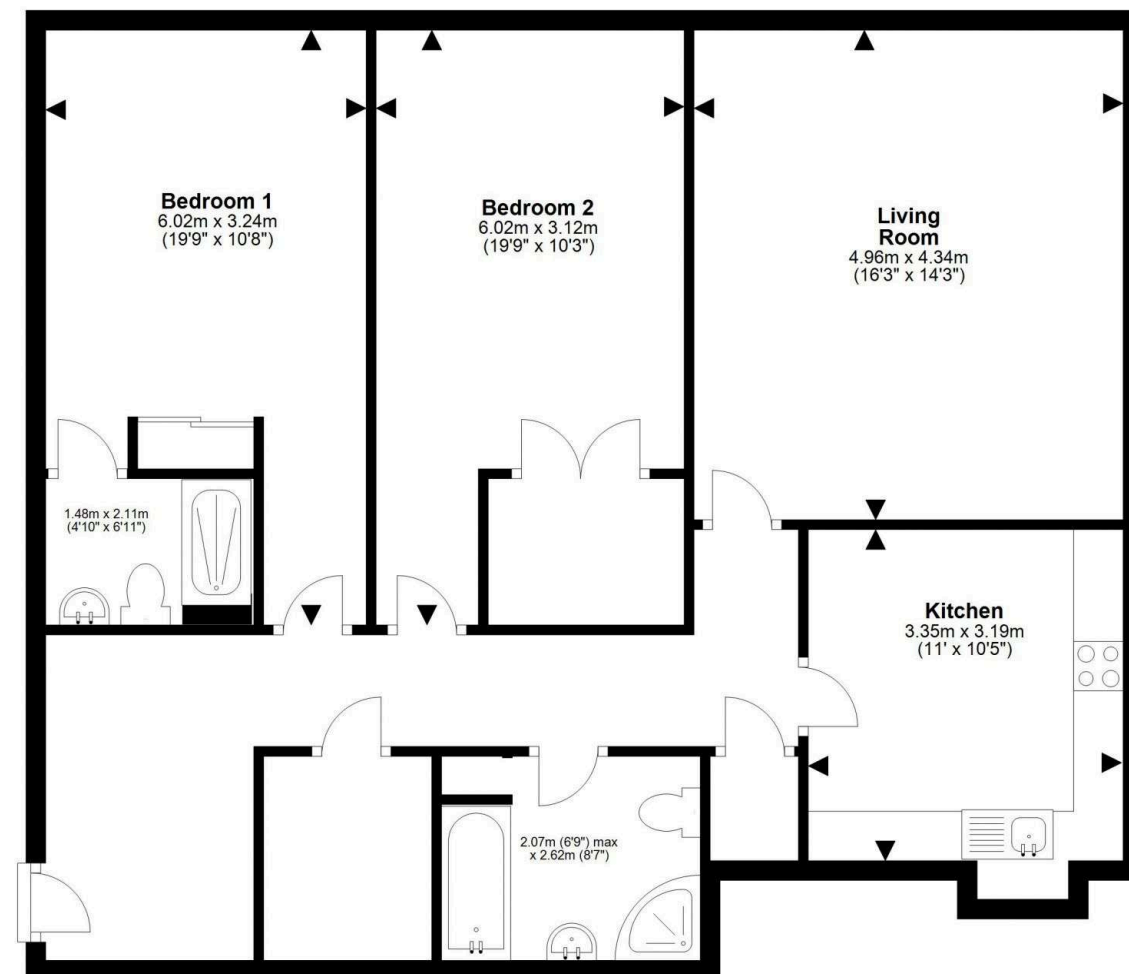
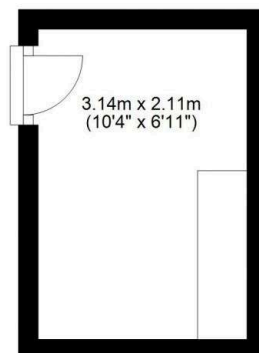
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the 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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.