





Welcome

Welcome to 163/9 Slateford Road, this attractive, bright and spacious first floor one bedroom apartment which forms part of the listed Maltings development set within a courtyard with a secure gated entry system. The property presents an excellent opportunity for the first time buyer, those looking to downsize, or indeed an ideal investment opportunity. The development is factored by James Gibb and comes with an allocated parking space. 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
- Useful box room/storage
- Living/dining room
- Fully fitted stylish kitchen, white goods included
- Modern bathroom comprising WC, wash hand basin and bathe with shower over
- Spacious double bedroom with built in wardrobes
- Secure storage room
- Electric heating
- Double glazing





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.

Agents note

The development is factored by James Gibb with an approximate annual fee of £2,300 which includes a block buildings insurance. Further information on the factors can be found via the factor's 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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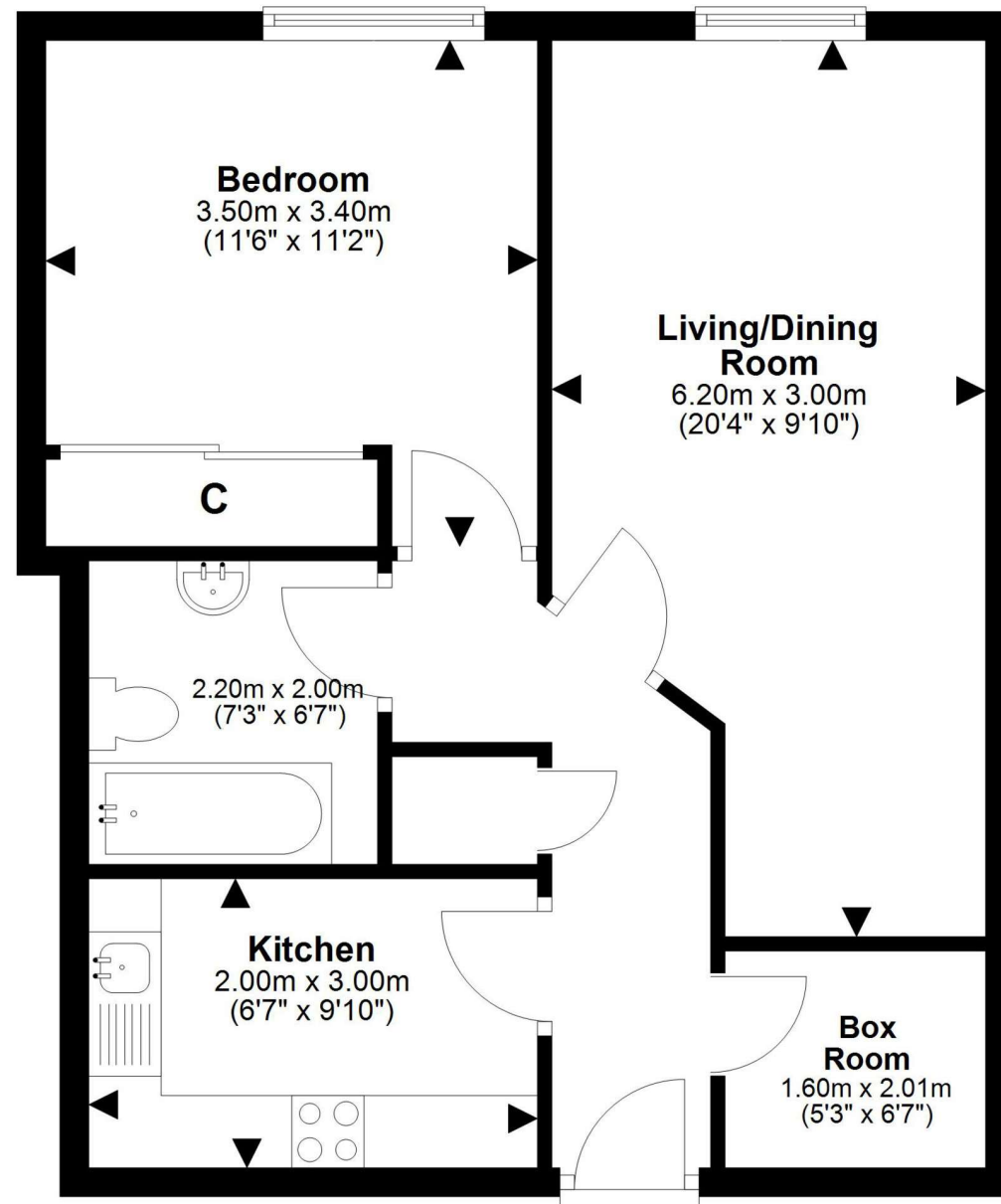
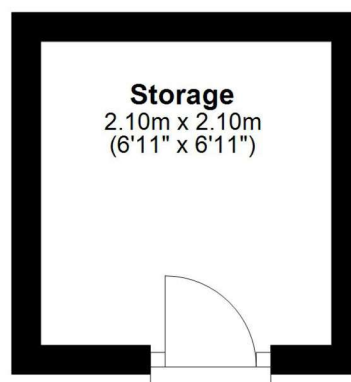
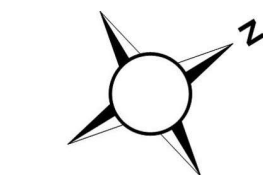
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and 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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor

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