



1/28 Slateford Gait

Slateford, Edinburgh, EH11 1GX


northwood



Enjoying a blank canvas of décor, this one-bedroom, fifth-floor apartment is a beautiful home that is brought to market in move-in condition and is also suitable as a pied-à-terre. It features an open-plan reception area, as well as a quality kitchen and bathroom. Furthermore, it boasts a private roof terrace that is perfect for socialising outside with family and friends. The property also forms part of a sought-after modern development which provides a residents' gym, a concierge service, and residents' parking. Conveniently located in popular Slateford, this home is ideal for a wide range of buyers, including commuting professionals, couples, and first-time purchasers alike.

Reached via a secure telephone-entry system and a convenient lift service, the apartment offers a warm welcome beginning with a hall, equipped with useful built-in storage. The neutral décor and hardwood floor continue from here into the open-plan kitchen, living and dining room, ensuring a minimalist-inspired aesthetic that is ideal for new buyers. This reception area has a spacious footprint and it is bathed in natural light from dual-aspect glazing. The kitchen adds to the sense of space as well, the white cabinets and stone-inspired worktops complementing the neutral backdrop. An oven, electric hob, and extractor hood are integrated, with a freestanding fridge/freezer, a dishwasher, and a washing machine also included.

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- Convenient location in popular Slateford
 - Residents' gym and a concierge service
 - Secure telephone-entry system and a lift service
 - Welcoming entrance hall with built-in storage
 - Spacious open-plan kitchen/living/dining room
 - Private terrace with a southeast-facing aspect
 - Dual-aspect double bedroom with built-in wardrobe
 - Three-piece bathroom with an overhead shower
 - Carefully maintained communal garden
 - Private residents' parking
 - Gas central heating and double-glazed windows
 - EPC Rating - C





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Furthermore, a glazed door opens out from the reception area onto the private terrace which enjoys a suntrap, southeast-facing aspect. It is a delightful outdoor setting for relaxing and dining in the sun, whilst admiring the elevated views. For added convenience, the dual-aspect double bedroom also has access to the terrace. This well-proportioned bedroom further benefits from light decoration and a soft carpet for underfoot comfort. It is equipped with a built-in mirrored wardrobe as well. Next door, the bathroom is fitted with a white three-piece suite, comprised of a toilet, a pedestal washbasin, and a bathtub with an overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, the development provides private residents' parking and a carefully maintained communal garden which is predominantly laid to lawn.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

Factor: the development is factored by James Gibb for the approximate fee of £350 per quarter. This cost includes the upkeep and maintenance of communal areas, garden maintenance, and block buildings insurance.

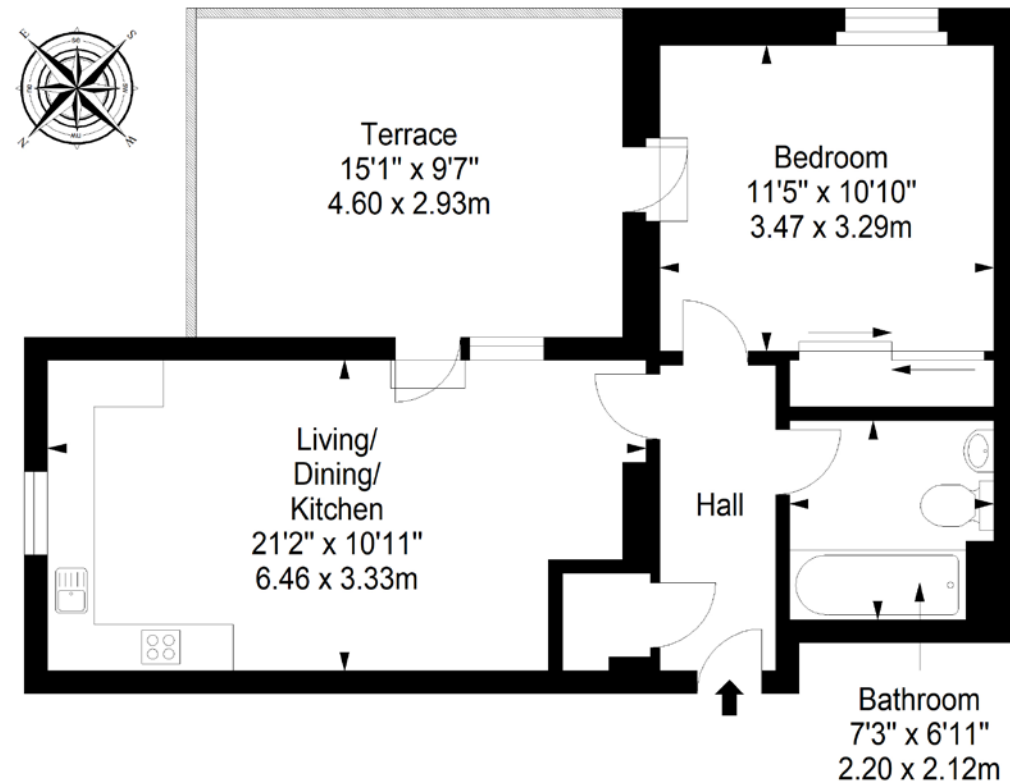


Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep as well, including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym, and a selection of family restaurants) and Meggetland Sports Complex, where you will find unrivalled team sports facilities, such as football, rugby, and cricket pitches, as well as a full-size AstroTurf pitch. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling from the early years, to primary and secondary education. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway network.

Floorplan

Fifth Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 45.1 sq. metres (485.5 sq. feet)



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