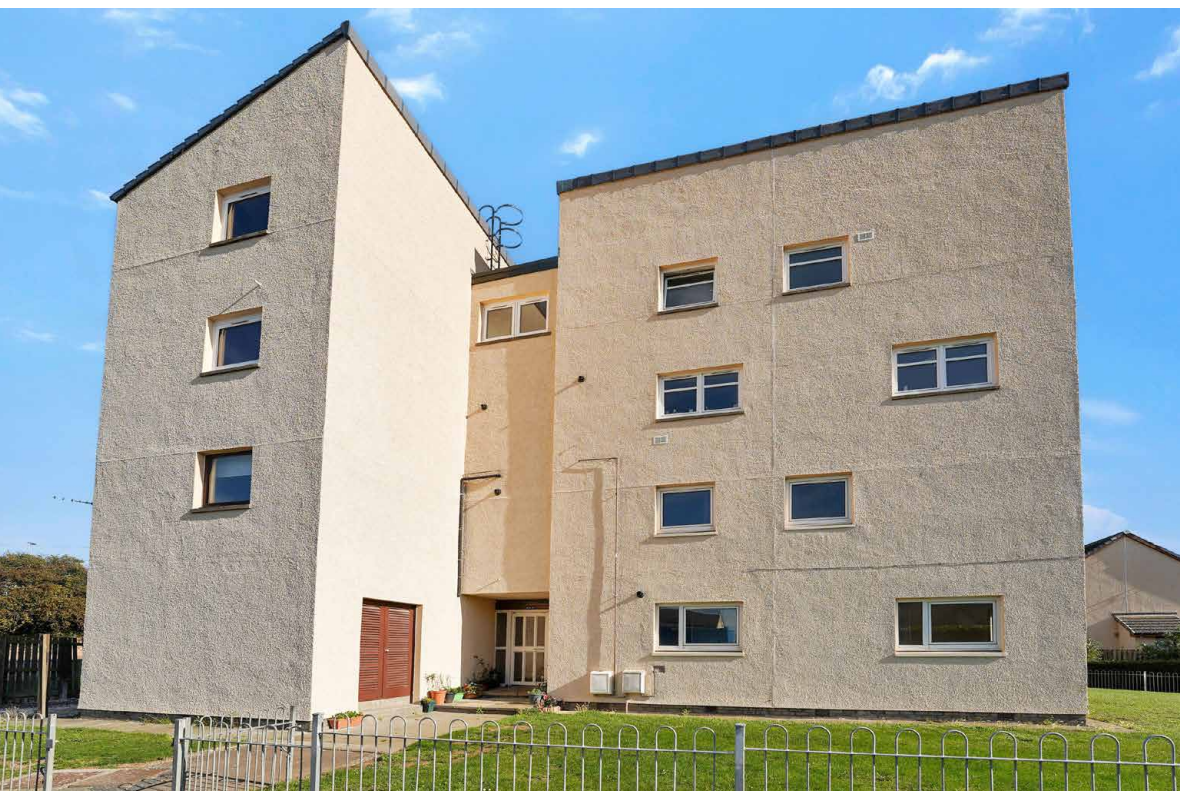




6/28 Slateford Gait

Slateford, Edinburgh, EH11 1GX


northwood



This one-bedroom flat boasts bright, neutral interiors with open-plan living, complemented by a large suntrap balcony and access to secure underground parking, well-maintained communal gardens, and a residents' gym. It is situated on the fifth floor of a modern, lift-served development, enjoying a quiet cul-de-sac setting in popular Slateford – an area well served by supermarkets and amenities, including rail links and bus services connecting to the city centre in just 20 minutes. It represents an excellent proposition for professionals and those seeking a starter home or rental investment.

A secure entry system and communal lift provide access to the property. Inside, an airy entrance hall features useful storage and stylish wood-toned flooring that flows seamlessly into the adjoining reception space. Benefiting from a spacious footprint and excellent natural light, the living/dining area promises flexibility for various furniture arrangements. Open to the kitchen and with access to the balcony, it offers an ideal setting for entertaining family and friends all year round. The sunny, decked balcony enjoys leafy, far-reaching views and provides a delightful area for summer dining or evening drinks. The kitchen boasts an understated monochrome design, featuring a collection of cabinets and a worktop with an integrated electric oven and hob, complemented by a stainless-steel splashback and chimney hood. Additional appliances include an under-counter washing machine and dishwasher, along with a tall fridge freezer.

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- Exclusive modern development
 - Fifth-floor flat with bright, neutral interiors
 - Communal lift and secure entry system
 - Welcoming hall with storage
 - Open-plan living/dining room and kitchen
 - Double bedroom with a fitted wardrobe
 - Bathroom with shower-over-bath
 - Sunny seating balcony with reception room and bedroom access
 - Maintained communal gardens
 - Secure underground parking
 - Residents' gym
 - Double glazing and gas central heating
 - EPC Rating - C





**“The kitchen boasts
an understated
monochrome design.”**







Comfortably carpeted and fitted with a mirrored wardrobe, the double bedroom also benefits from a bright dual aspect and access to the balcony. Finally, the bathroom is fitted with a WC suite and a bath with an overhead shower. The property is kept warm and efficient by gas central heating and full double glazing.

Outside, the grounds are attractively landscaped with neatly kept gardens. Secure underground parking provides peace of mind for residents, who also enjoy access to an on-site gym.

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances.

Factor: The factor is managed at an approximate quarterly cost of £350.

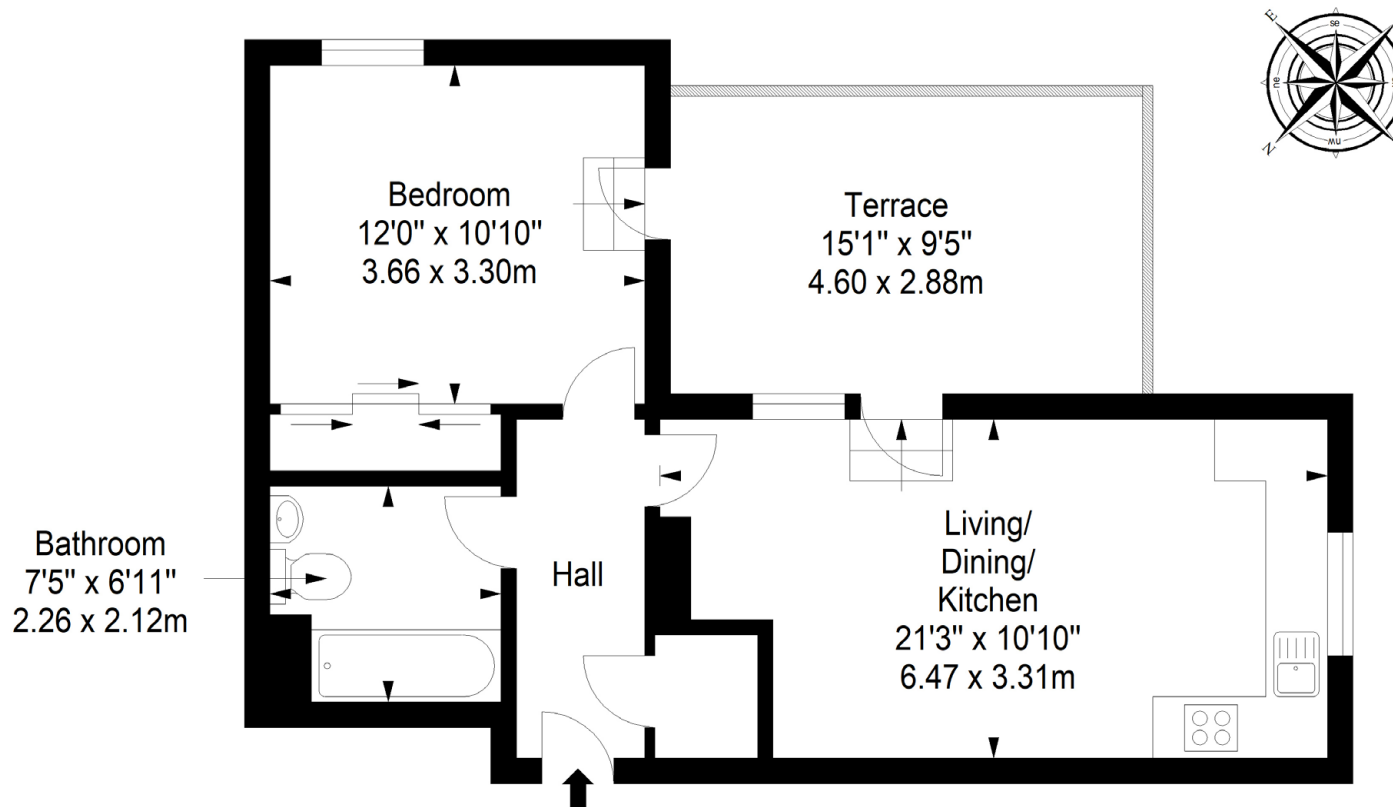


Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, 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 Astro turf 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. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 45.3 sq. metres (487.6 sq. feet)



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