



In good condition, and offering lovely views

Two-bedroom, second floor flat



Attractive, two-bedroom, second floor flat situated in the popular Slateford area of Edinburgh, close to excellent amenities and public bus routes, including Haymarket station. The property is in good condition throughout and offers lovely views across Edinburgh to the Pentland Hills. The accommodation consists of a communal entrance stair, with a secure entry phone system, a hallway, with a walk-in cupboard, a dining lounge that benefits from the views. The kitchen has a good range of modern fitted units, appliances and the lovely outlook. There are two bedrooms, both with fitted wardrobes and a smart shower room, fitted with wet walling, a vanity unit and shower cabinet. There are well-kept communal grounds, with a drying area and residents parking space with visitor permit for this property.

Key Features

Communal entrance stair

Hall, with storage

Dining/lounge

Kitchen

Two bedrooms

Shower room

Double glazing

Storage heating

Communal grounds

Residents' parking space with visitor permit

Stair fund - approx. £15 per month for stair cleaning and grass cutting



Slateford

Slateford is a long-established suburb, lying west of the Edinburgh city centre. There is a wide range of amenities which include local shops, banks, a post office, ASDA 24-hour supermarket at Chesser, Sainsbury's at Longstone, and the Edinburgh West Retail Park. Napier, Heriot-Watt, and Edinburgh universities area within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, and Pure Gym on Gorgie Road. Also close by are numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A70 and A71 whilst Slateford station offers rail commuting into the city centre.



Extras

All fitted floor coverings, blinds, light fittings, cooker, washing machine, fridge and a freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£190,000

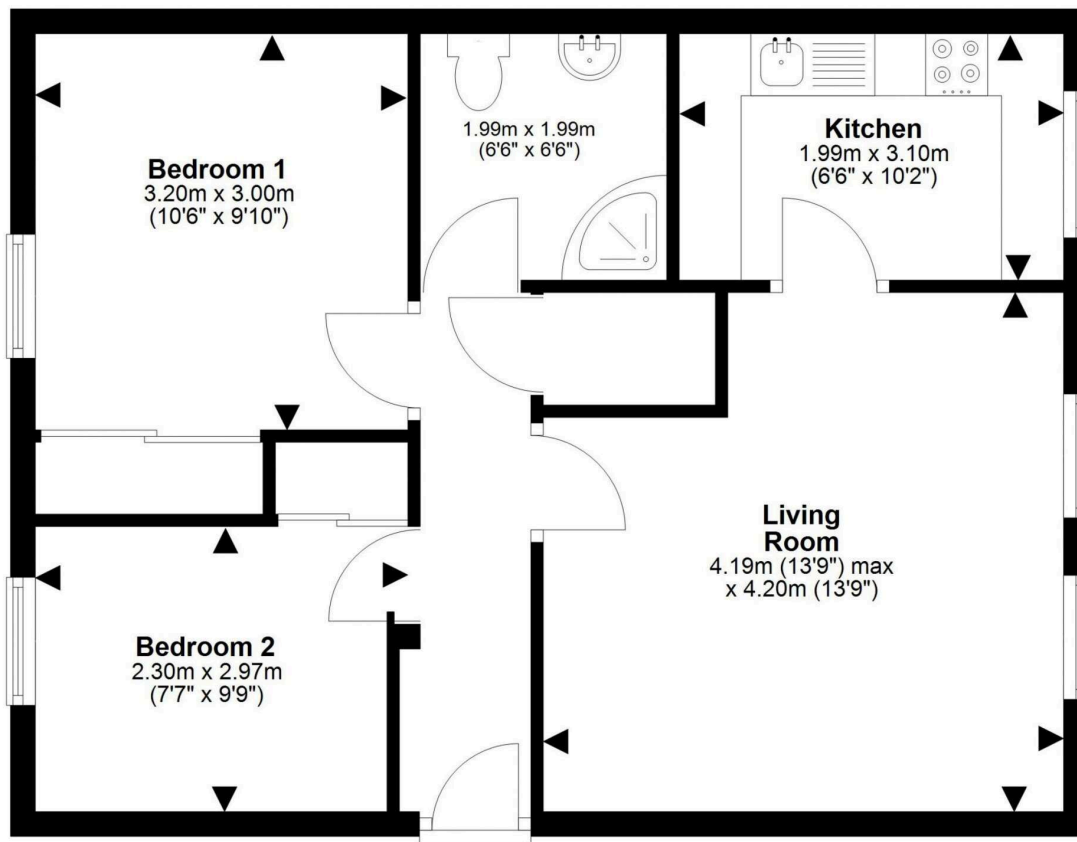
EPC Rating

C

Tenure

Freehold





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.



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