



6/15 Appin Street,
Edinburgh, EH14 1PN

Hallway
Living Room
Kitchen/Dining Room
2 Double Bedrooms
2 Bathrooms
Double Glazing and Gas Central Heating
EPC: B
Council Tax Band: E

Forming part of a modern and well-established development, quietly positioned within the popular area of Slateford is this spacious two bed flat. Situated on the fourth floor, the property is naturally warm and offers excellent views of the city, Arthur's Seat and The Pentland Hills. The property also benefits from a secure entry system, lift access and a well-kept stairwell, as well as double glazing and gas central heating throughout. This would make an ideal property for first-time buyers, young couples or as a profitable buy-to-let investment.

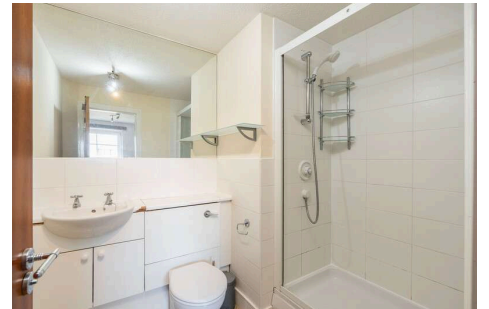
The property comprises; welcoming hallway with modern wood floors and three generous storage cupboards. Spacious living room with French doors opening onto the balcony, providing exceptional panoramic views of the city. Sizeable fitted kitchen/dining room with base and wall-mounted units, providing ample storage and worktop space and appliances including modern fridge freezer, washing machine, dish washer, electric oven and cooker, cooker hood, and boiler. Generously proportioned master bedroom with built-in double wardrobe with shelf and rail, and en-suite shower room. Second double bedroom of good size with lovely views, and built-in double wardrobe. Contemporary three-piece bathroom suite with shower over bath, WC and wash basin.

Externally, the property benefits from well-kept communal garden grounds surrounding the development, bin and bike stores and sufficient residents parking facilities.

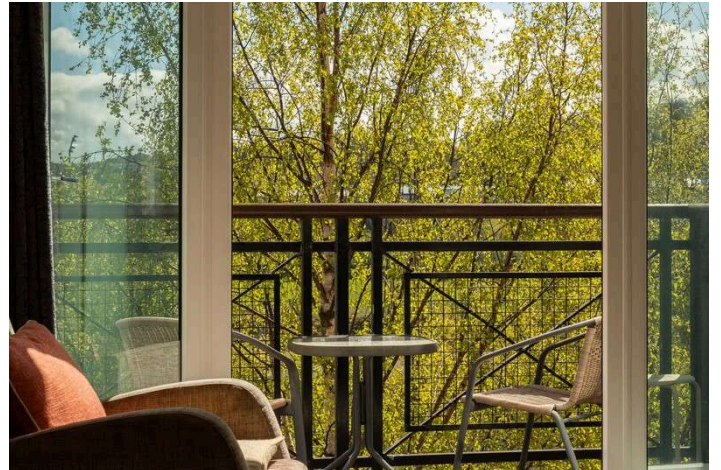
Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, 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. 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 whilst it is also ideally placed for many university campuses. 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.







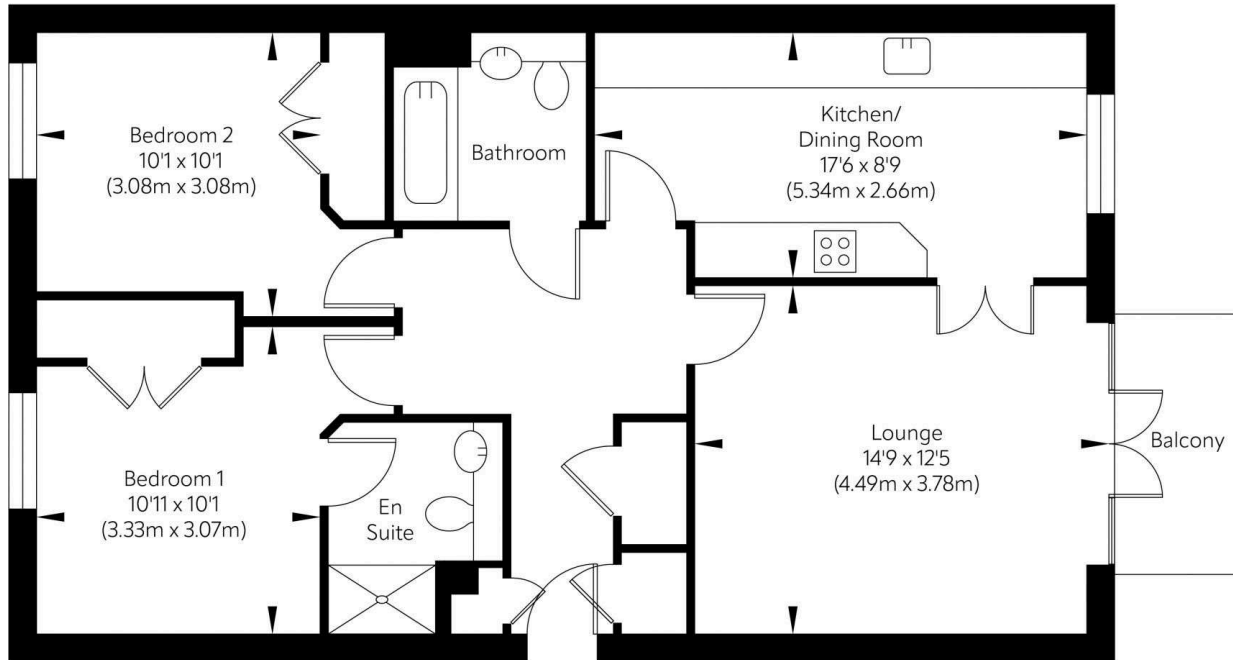






Approx. Gross Internal Floor Area 74.89 Sq M / 806 Sq Ft.

Fourth Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 planography.co.uk

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0131-225 4082
Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

