



1/7 Appin Street
Edinburgh, EH14 1PA

Second floor apartment
Large Living/dining room
Galley Style Kitchen
Two bedrooms including Primary Bedroom with En-suite
No onward chain
Gas Central Heating & Double Glazed Windows
EPC: C
Council Tax Band: E

The accommodation is thoughtfully laid out, boasting generously proportioned rooms, ample built-in storage, and a neutral décor throughout, providing a blank canvas ready for personalisation. The property has also been ran as a successful holiday for the past 10 years, and could continue to (subject to holiday let license application).

At the heart of the home, a bright and spacious living and dining room forms a welcoming setting for both everyday relaxation and entertaining guests. Adjacent to this, the galley kitchen features a range of wall and base units, offering excellent storage and workspace.

The principal bedroom is a well-proportioned double room enhanced by a built-in wardrobe and the convenience of a private en-suite shower room, Glazed doors fill the space with light and offer an outlook to the city. The second bedroom, also a comfortable double, includes fitted wardrobes, making it ideal for guests, a home office, or additional family space. Completing the accommodation is the main bathroom, fitted with a modern three-piece suite comprising a shower-over-bath, tiling, and wet wall panelling for a sleek, easy-care finish. Externally, the property benefits from well-kept communal garden grounds surrounding the development, bin and bike stores and sufficient residents parking facilities.

The property further benefits from double glazing, gas central heating, and resident's parking within the development, adding to its overall comfort and appeal. With its combination of modern design, generous space, and prime location, 1/7 Appin Street represents an excellent opportunity to acquire a stylish apartment within a well-maintained and sought-after development.

The property is factored and managed by James Gibb, the costs are a £250 float with a monthly charge circa £120.

Location:

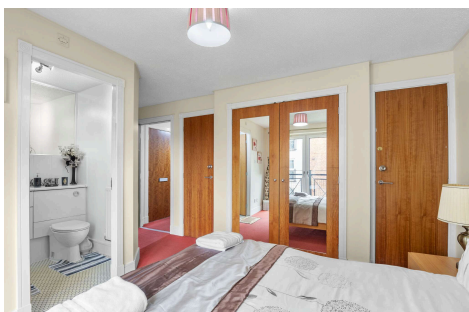
Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal,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

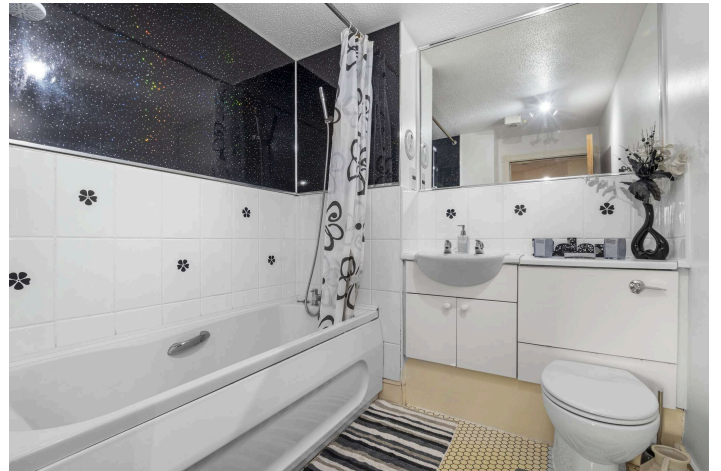
Directions:

What3Words provides a precise location for properties by assigning a unique three- word address to every 3m x 3m square on the planet, this properties What3Words: [///codes.actors.reef](#)

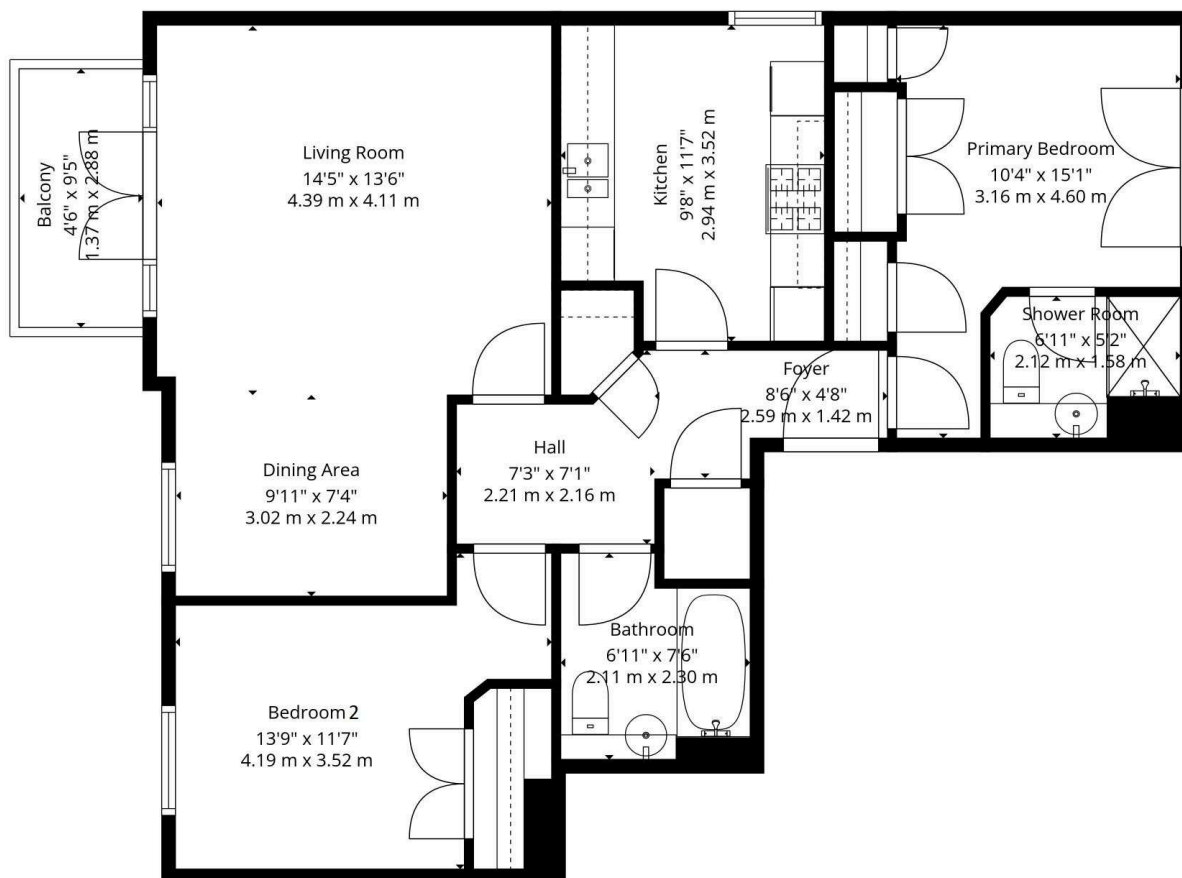












TOTAL: 865 sq. ft, 80 m2
FLOOR 1: 865 sq. ft, 80 m2
EXCLUDED AREAS: BALCONY: 43 sq. ft, 4 m2, WALLS: 69 sq. ft, 7 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



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



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