

Flat 3,3 Appin Place

SLATEFORD, EDINBURGH, EH14 1PW



Spacious three-bedroom apartment in a popular suburb which lies to the west of Edinburgh city centre



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McEwan Fraser is delighted to present this spacious three-bedroom apartment to the market. This meticulously designed modern apartment also boasts three balconies, a spacious living room, a large dining kitchen, a master bathroom, two ensuite shower rooms, integrated storage, a secure entry system, gas central heating, double glazing, and residents' parking. Internally, the property is presented in excellent condition.

THE LIVING ROOM



Arranged around a central hallway with integrated storage, the accommodation is focused on a bright and spacious living room which is neutrally decorated. The living room has ample natural light arriving through floor-to-ceiling windows and access to a private balcony. The proportions on offer give flexibility for a new owner to create their ideal entertaining space.

THE KITCHEN



The separate dining kitchen has an extensive range of based and wall-mounted units that offer plenty of prep and storage space. A gas hob, an electric oven, a fridge freezer, and a dishwasher are integrated and there is plenty of space for a dining table. The kitchen also gives access to the second private balcony.





Bedroom one is the obvious master and boasts a further balcony, a walk-in wardrobe, and plenty of space for additional freestanding bedroom furniture. The bedroom also has access to an en-suite shower room which is partially tiled and boasts a double shower cubicle. Bedroom two is a further well-proportioned double that has an integrated wardrobe and a further en-suite shower room. Bedroom three is a double bedroom that would make an ideal home office. Accommodation is completed by the master bathroom which is partially tiled and includes a three-piece white suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



a further well-proportioned double that has an integrated wardrobe and a further en-suite shower room



BEDROOM 3

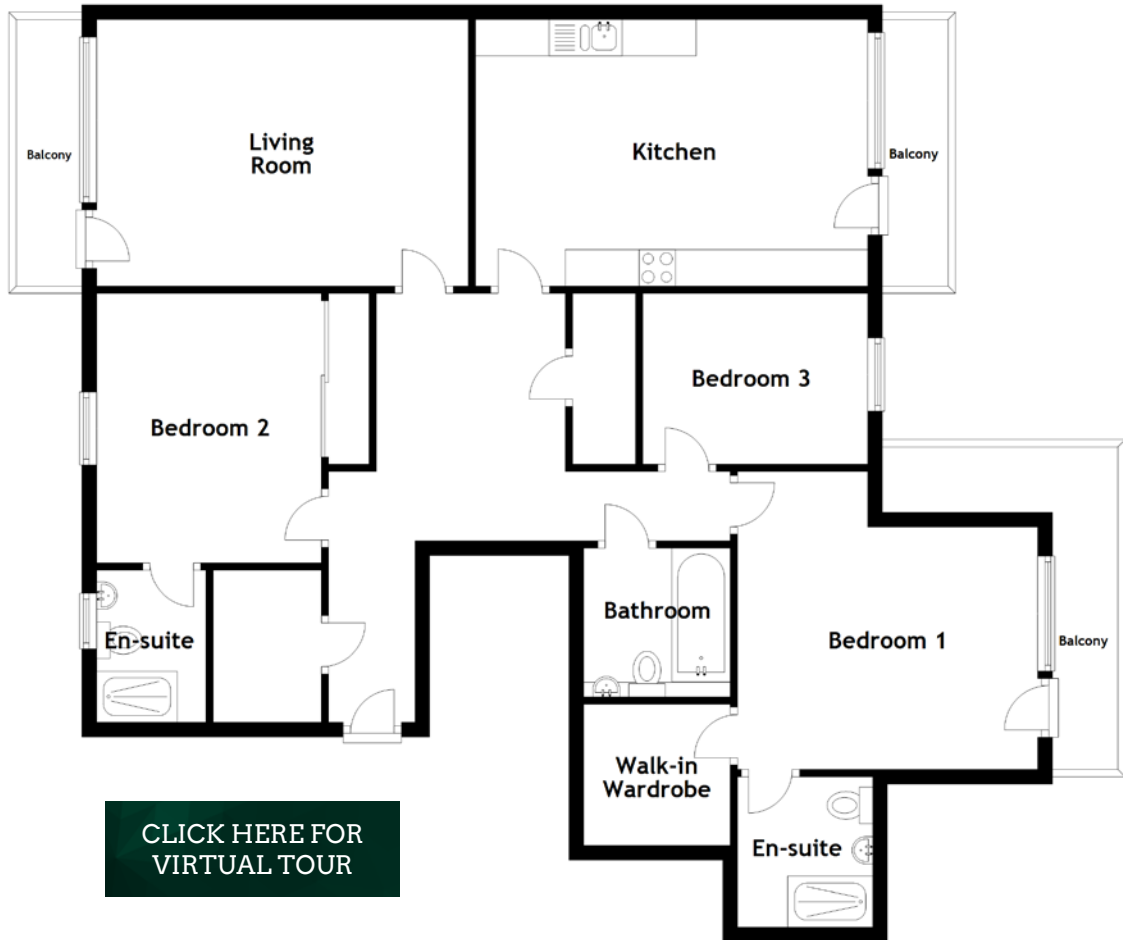


There are well-maintained landscaped communal grounds surrounding the property together with ample private residents parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



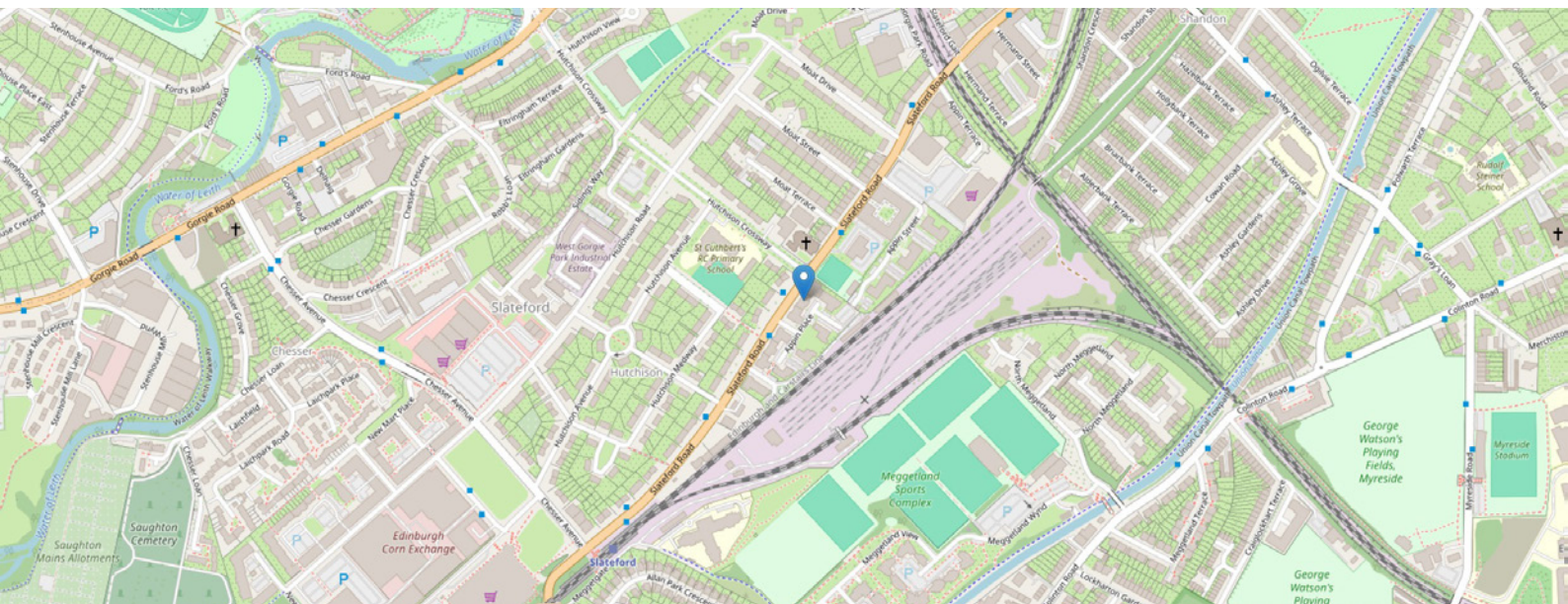
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Approximate Dimensions (Taken from the widest point)

Living Room 5.09m (16'8") x 3.65m (12')
 Kitchen 5.37m (17'7") x 3.65m (12')
 Bedroom 1 4.11m (13'6") x 4.08m (13'4")
 En-suite 2.06m (6'9") x 1.85m (6'1")
 Walk-in Wardrobe 2.01m (6'7") x 1.93m (6'4")

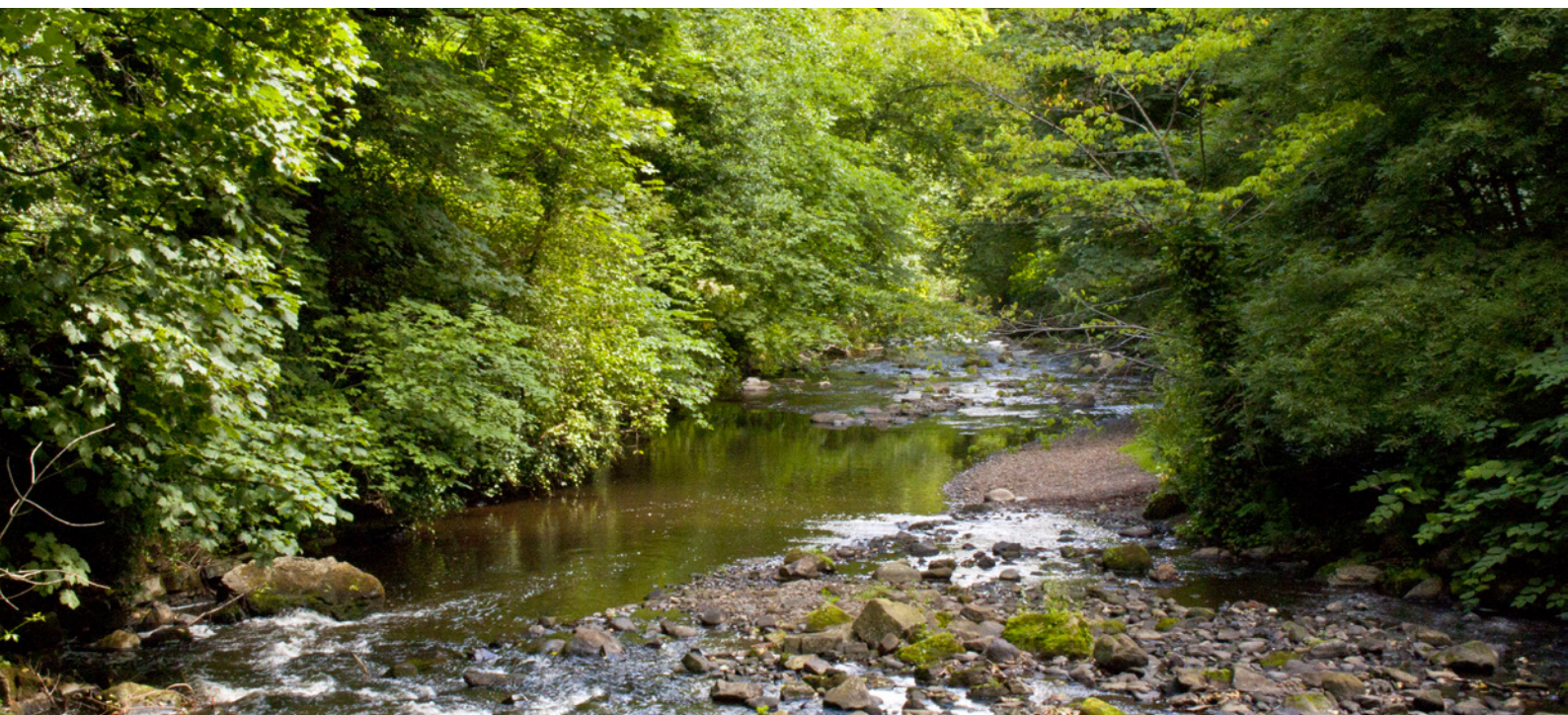
Bedroom 2 3.69m (12'1") x 3.08m (10'1")
 En-suite 2.08m (6'10") x 1.50m (4'11")
 Bedroom 3 3.08m (10'1") x 2.34m (7'8")
 Bathroom 2.04m (6'8") x 2.01m (6'7")

Gross internal floor area (m²):111m²
 EPC Rating: B



THE LOCATION

Slateford is a popular suburb which lies to the west of Edinburgh city centre. There are good everyday amenities available locally including banks and small convenience stores, a large Sainsbury's, Aldi and Lidl, as well as a large 24-hour Asda supermarket at Newmart Road and a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue.





Leisure amenities nearby include Fountain Park and Edinburgh Quay, between them offering a cinema complex, bowling alley, gym and restaurants. There is also a popular bicycle route along the Union Canal towards Glasgow. A regular bus service operates to the city centre and surrounding areas. Haymarket and Slateford Railway Stations are easily accessible. Commuters can find easy access to the city bypass, the M8/M9, Edinburgh International Airport and the Forth Bridge for routes north.



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