

165/33 Slateford Road

SLATEFORD, EDINBURGH, EH14 1PD



*SPACIOUS TWO-BEDROOM FIFTH
(TOP) FLOOR FLAT TO THE MARKET*



0131 524 9797

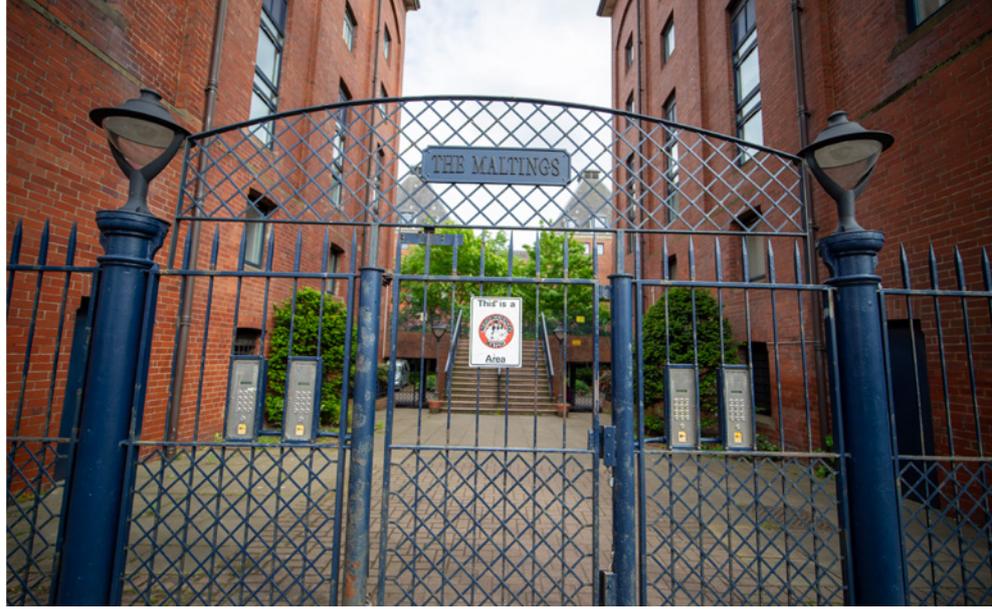


www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

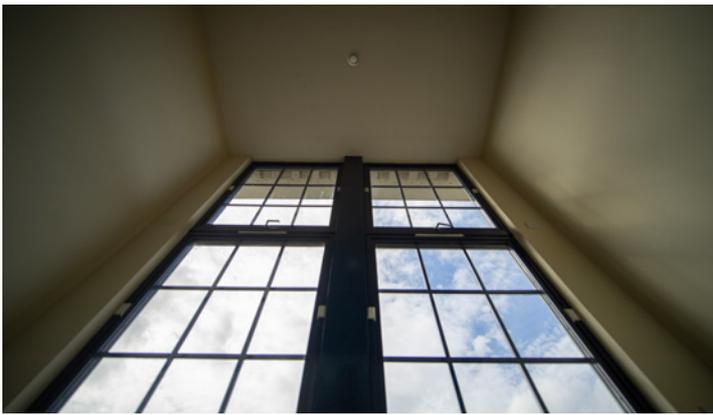
McEwan Fraser is delighted to present the spacious two-bedroom fifth (top) floor flat to the market. The property has some unique features, including a charming, enclosed terrace, a double-height reception room with a mezzanine study, and beautiful views over the city. Further benefits include double glazing, lift access, a secure entry system, an enclosed allocated parking space, and a communal courtyard garden.



The property is centred around a superb living space that has plenty of space for a dining table and a large suite. The huge ceiling height has allowed the creation of a beautiful mezzanine level, which creates a natural study area that takes full advantage of the amazing views on offer from the flat. The living space also has direct access to the enclosed terrace.









There is a separate kitchen with a generous range of base and wall-mounted units that offer a huge amount of prep and storage space for the aspiring chef. The units are supported by a breakfast bar and arranged around a mixture of integrated and free-standing appliances.







The master suite features a generous bedroom that is lit by twin skylights and enjoys access onto the terrace. There is plenty of space for a full suite of bedroom furniture alongside a fitted wardrobe and an en-suite bathroom equipped with a WC, a basin with vanity storage, and a bathtub with an overhead shower. The second bedroom is finished in tranquil pastel green and benefits from a mirrored fitted wardrobe. Finally, a family shower room completes the accommodation on offer.

This is a stunning apartment, and it must be viewed to be fully appreciated.

Master Bedroom





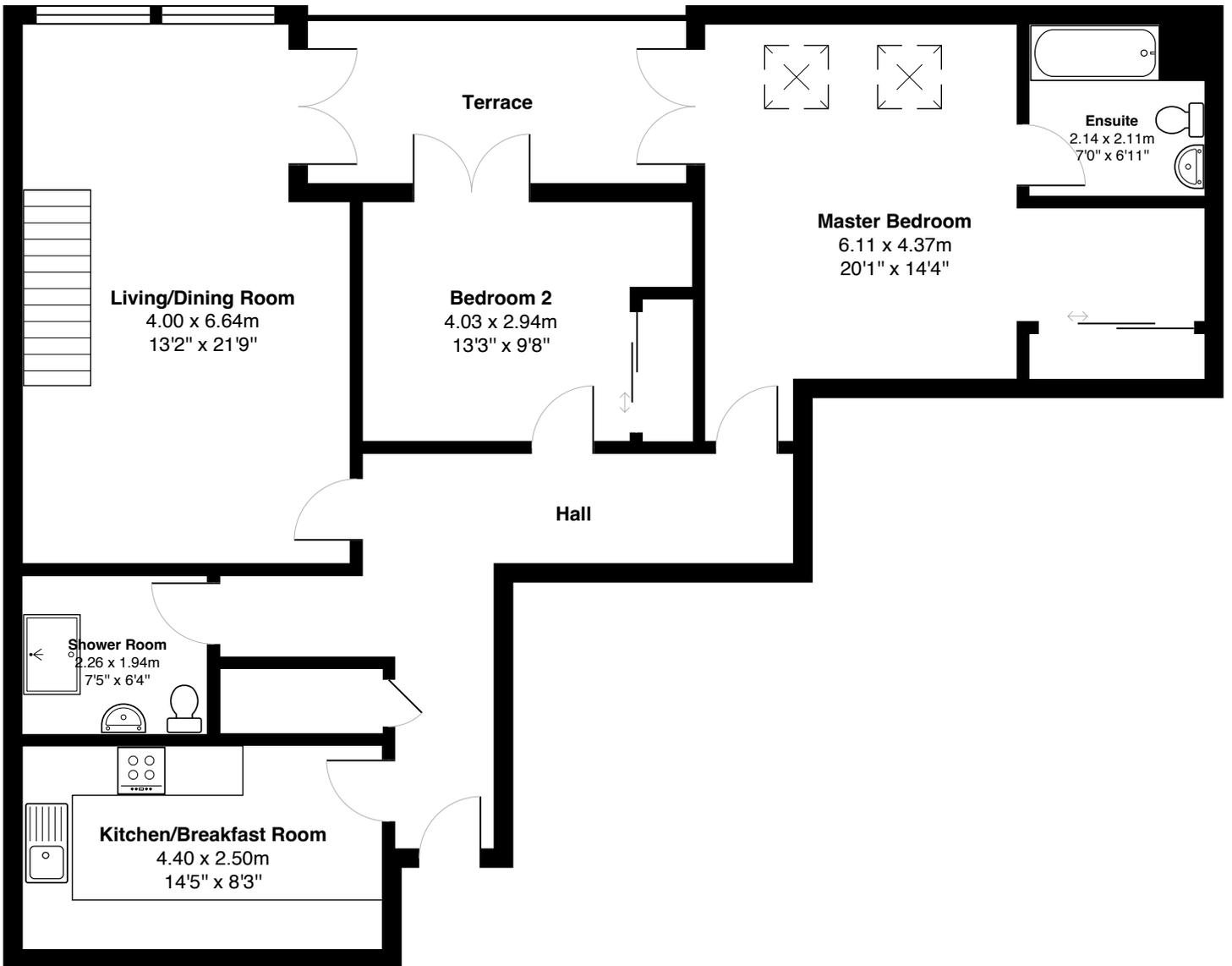
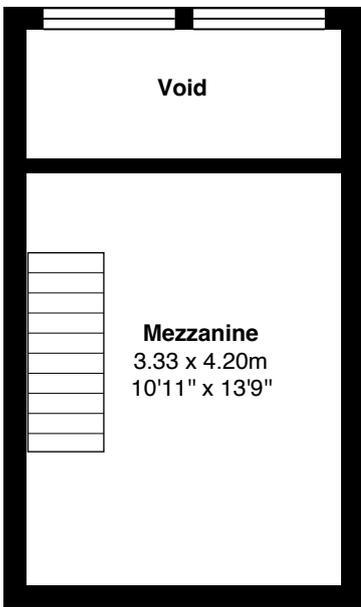
Bedroom 2





“...THE
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Gross internal floor area (m²): 96m²

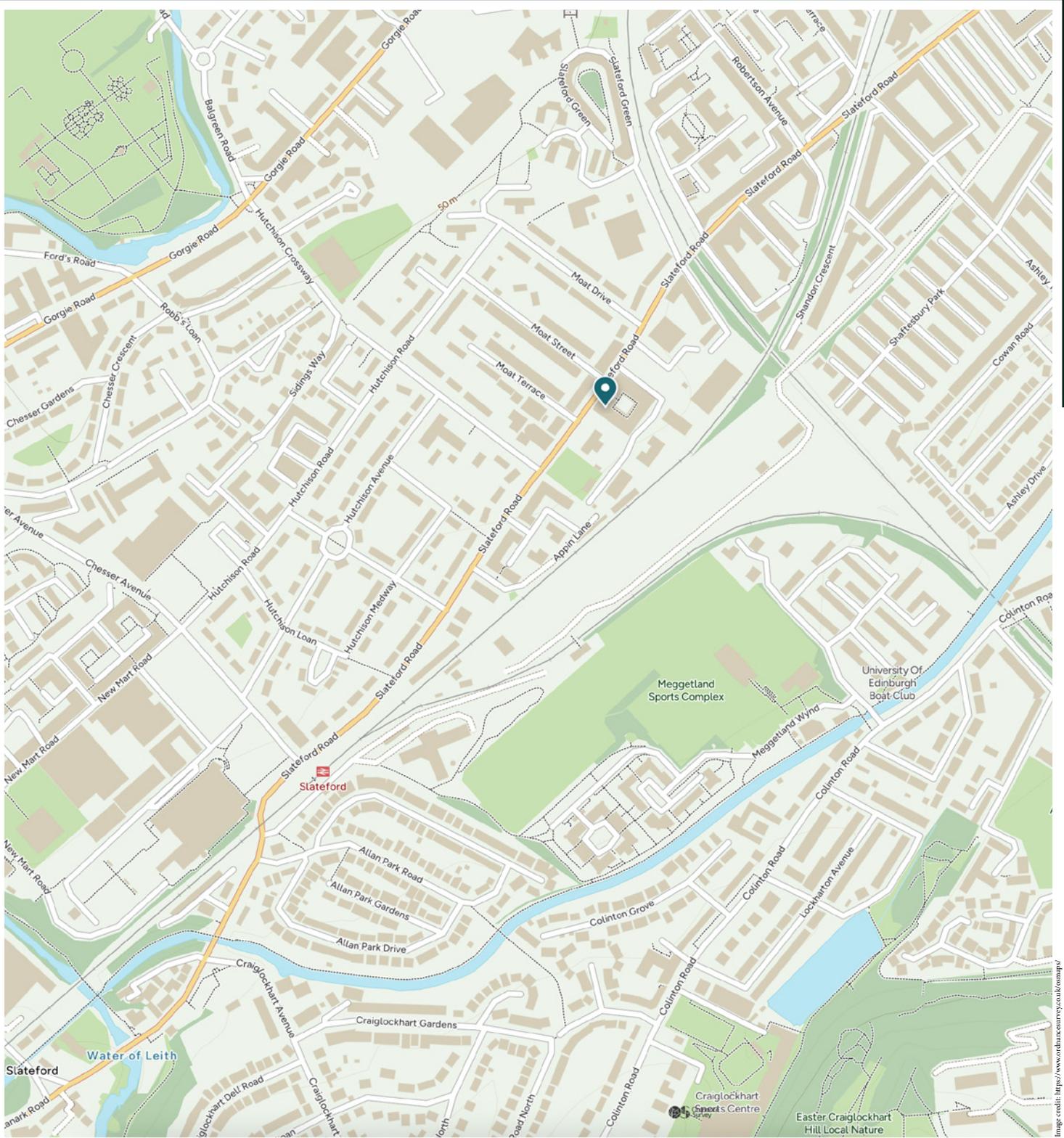
EPC Rating: D



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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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