



98/1 Slateford Road

SLATEFORD | EDINBURGH | EH14 1NP



MURRAY  
BEITH  
MURRAY





# 98/1 Slateford Road

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98/1 Slateford Road is a well-presented ground floor flat with private garden situated in the popular Slateford area, to the west of Edinburgh city centre. Planning was granted in 2021 for new French doors to the private garden, 21/00384/FUL.

Entrance hall with storage cupboard; bright living room with feature wall and storage cupboard; fitted kitchen with a range of wall mounted and base units and integrated appliances; double bedroom 1 with built-in-wardrobes; double bedroom 2; modern shower room with white three-piece suite and heated towel rail.

Private garden to the front of the property with raised beds, lawn and patio. The bike shed and greenhouse are included in the sale.

Unrestricted parking on the surrounding streets.

Gas Central Heating. Double glazed windows.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". Integrated appliances include the oven, microwave, gas hob, fridge and freezer, together with the washing machine in the utility cupboard in the living room are all included in the sale.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

**Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ**

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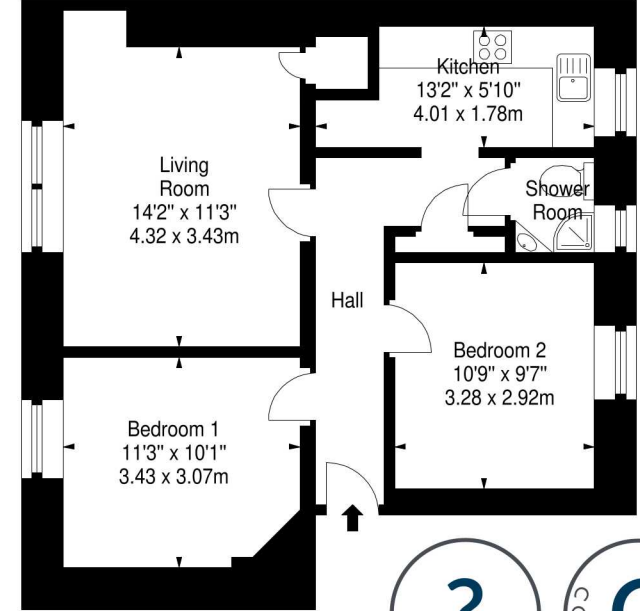
The following note is of crucial importance to intending viewers and/or purchasers of the property.  
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Slateford Road,  
Edinburgh,  
Midlothian, EH14 1NP



Approx. Gross Internal Area  
592 Sq Ft - 55.00 Sq M  
For identification only. Not to scale.  
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Ground Floor



## Location

Situated approximately three miles southwest of the city centre, Slateford is conveniently located for Edinburgh Napier University as well as those wishing to commute into the city centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road. The new retail plaza at Chesser also offers a range of shops including an M&S foodstore. Local recreational facilities can be found at the Corn Exchange Village, including ten pin bowling, snooker and indoor football. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. The property is conveniently located for the Water of Leith and Union Canal walkways, providing pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the city centre. The city bypass is easily accessible via Slateford Road, providing access to Edinburgh Airport and the major road networks of central Scotland.