



RALPH SAYER
SOLICITORS & ESTATE AGENTS

165/12 Slateford Road

Slateford, Edinburgh, EH14 1PP

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Welcome to a stylish one-bedroom second-floor apartment which forms part of the former Slateford Maltings: a B-listed industrial renaissance building (circa 1900) that has been converted into luxurious flats. The home is of a high standard and is presented in walk-in condition, enjoying crisp neutral interiors and premium finishings. It has a quality kitchen and bathroom, and further benefits from residents' parking. This property will have huge appeal amongst city professionals, couples, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, an oven, ceramic hob, and extractor hood, an undercounter fridge, and a washing machine to be included in the sale.

Factor: the development is factored by James Gibb for the approximate monthly fee of £169.

Property Summary

- A beautiful second-floor apartment
- Part of a traditional B-listed building
- Situated in the heart of Slateford
- In excellent decorative order
- Convenient lift service to all floors
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Open-plan living and dining room
- Modern, well-appointed kitchen
- Double bedroom with fitted wardrobe
- 3pc bathroom with an overhead shower
- Communal courtyard garden
- Allocated residents' parking
- Electric heating and double glazing
- EPC Rating - E | Council Tax Band - C
- Home Report Value - £180,000







Open-plan living and
dining room and a modern,
well-appointed kitchen







Communal courtyard garden and allocated residents' parking



Slateford, Edinburgh

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, such as football, rugby, and cricket pitches, as well as a full-size Astroturf pitch. 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. 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.

Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP



CHARTERED FIRM

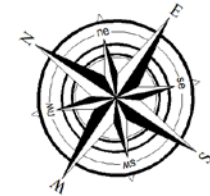
Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Kitchen
8'8" x 5'9"
2.64 x 1.76m

Bedroom
11'9" x 8'11"
3.58 x 2.73m

Living/
Dining
Room
17' x 9'9"
5.19 x 2.98m

Hall

Bathroom
9'7" x 7'11"
2.93 x 2.42m

Total area: approx. 38.2 sq. metres (411.2 sq. feet)

