



12/5 Appin Place
SLATEFORD | EDINBURGH | EH14 1NJ


warners
solicitors & estate agents



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Warners are delighted to bring to the market this immaculately presented two-bedroom, first-floor flat located in a serviced development just off Slateford Road, west of Edinburgh city centre. Perfect for buy to let investors, first time buyers or young professionals moving up the ladder, the property is brought to the market in true move-in condition.

Upon entering the property, you are greeted with a welcoming entrance hallway which offers two practical storage cupboards and access to all rooms in the property. The open plan kitchen/diner/living room offers an ideal space for hosting and entertaining with the kitchen offering a range of base and wall units, integrated appliances, and useful island. The rest of the room has ample space for free-standing living room and dining furniture. An abundance of natural light flows freely through the room with dual aspect floor to ceiling windows which also provide access to a wraparound balcony. Both bedrooms within the property are well-proportioned, carpeted and benefit from built-in wardrobes, with the master bedroom also benefitting from a Juliet balcony. The accommodation is completed by a stylish bathroom fitted with a modern three-piece white suite, rainfall shower over bath and heated towel rail.

- Immaculately presented two-bedroom flat
- Spacious, open plan kitchen/diner/living room.
- Two well-proportioned double bedrooms with built-in wardrobes.
- Modern three-piece bathroom suite.
- Private residents car park.
- Excellent public transport links.

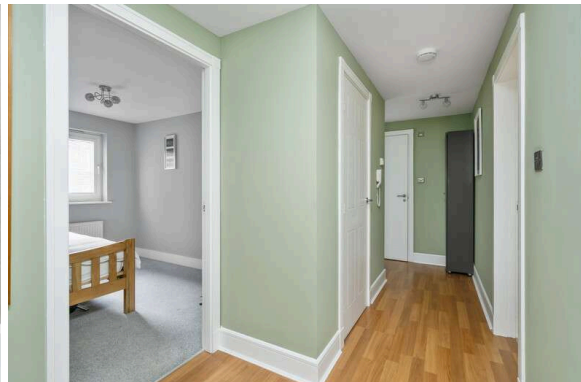
Fridge freezer, hob, oven, dishwasher, washing machine and blinds included in sale. EPC Rating C. Council Tax D.

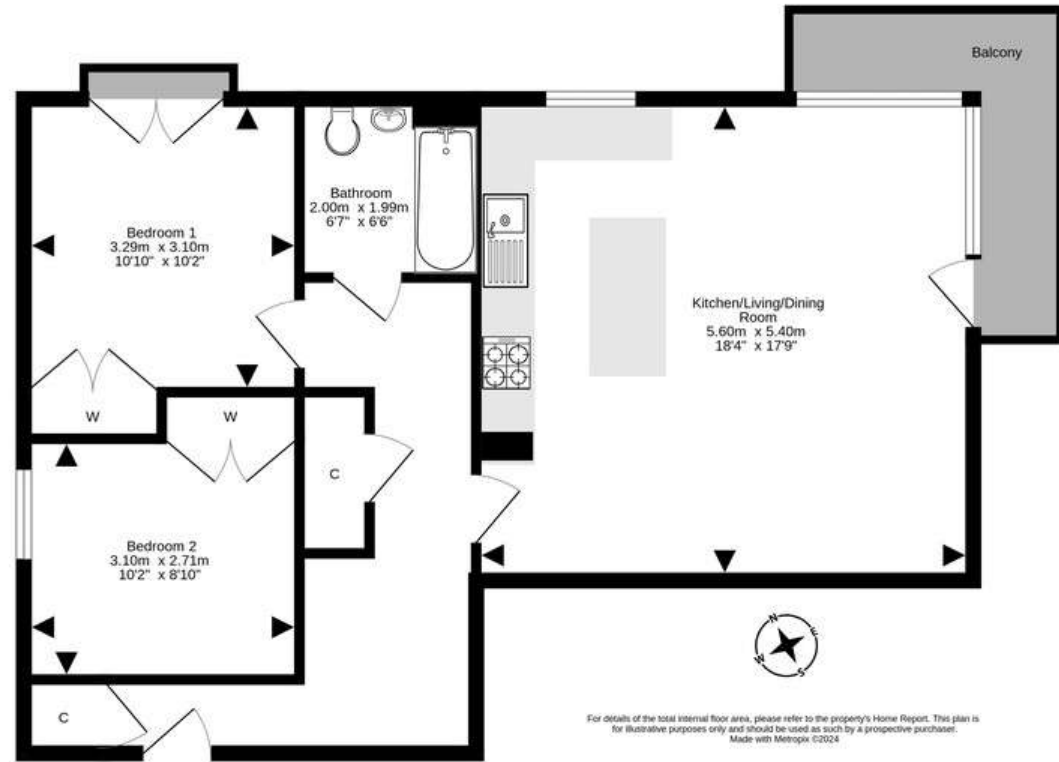
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factoring charges are paid quarterly and are approximately £300 which also covers building insurance.

Slateford is a suburb of Edinburgh which lies west of the City Centre. There are good everyday amenities available locally including banks and small convenience stores as well as a large 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 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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