



2/16 Appin Street
SLATEFORD | EDINBURGH | EH14 1PA


warners
solicitors & estate agents



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Warners proudly presents this exceptional penthouse in Slateford, Edinburgh—a rare opportunity to own a luxurious top-floor retreat. Immaculately maintained and in pristine walk-in condition, this stunning four-bedroom apartment offers an impressive blend of space and elegance.

The expansive living room is bathed in natural light, opening onto a south-facing balcony with breathtaking views of the Pentland Hills—perfect for morning coffee or evening relaxation. The modern kitchen, complete with a dining area, is ideal for entertaining, complemented by a separate utility room.

Four spacious double bedrooms provide ample accommodation, with two featuring private en-suites for ultimate comfort. A beautifully appointed family shower room and generous built-in storage enhance convenience. Easily accessible via lift or staircase, the penthouse also benefits from permit-holder parking and beautifully landscaped communal spaces.

- Breathtaking Views – South-facing balcony overlooking the Pentland Hills.
- Spacious & Bright – Four double bedrooms, two en-suites, and a light-filled living room.
- Modern Kitchen – Sleek design with dining space and utility room.
- Move-In Ready – Immaculately maintained, walk-in condition.
- Effortless Access – Lift and staircase to the top floor.
- Prime Location – Sought-after Slateford with permit parking and landscaped grounds.

All fixtures, fittings, and integrated appliances will be included in the sale while other items of furniture can be available with separate negotiation. Please note the kitchen appliances will be included without warranty.

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

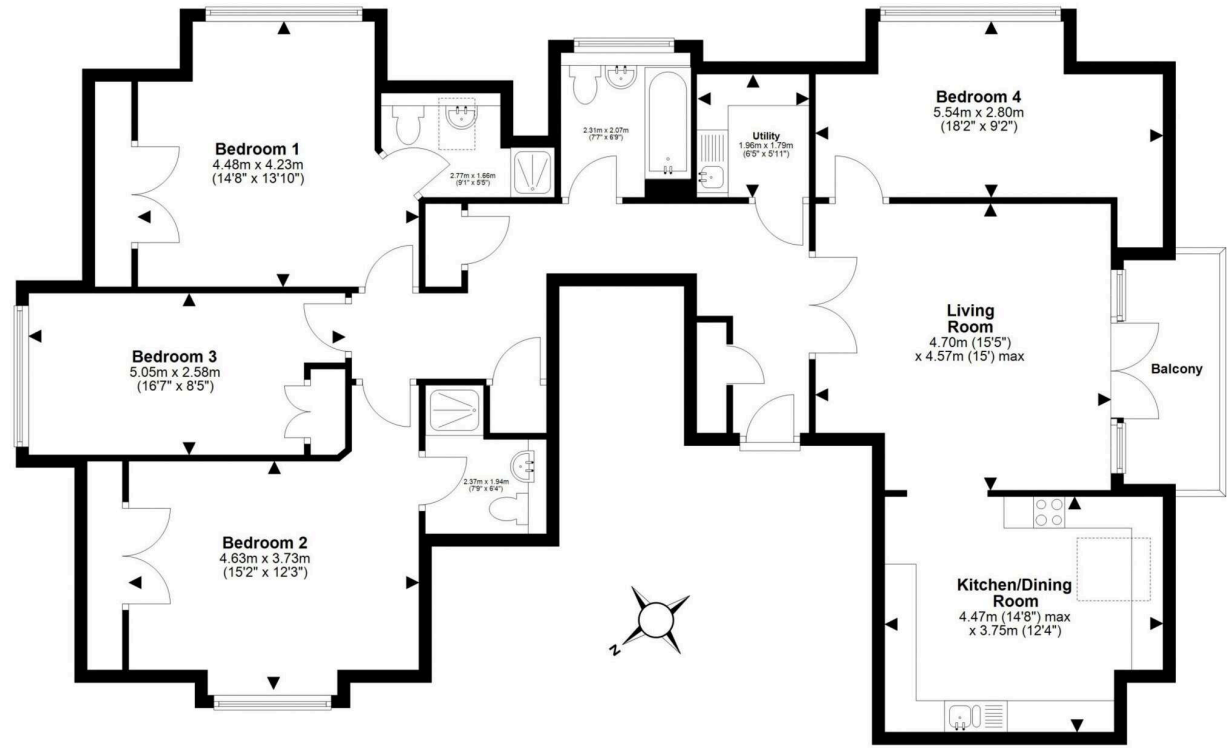


Council Tax Band F, EPC Rating C.

Factor (James Gibb) fee in place. £250 float required, and approx. £1000 annually.

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.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.