



159/1 Slateford Road  
SLATEFORD | EDINBURGH | EH14 1PB

  
**warners**  
solicitors & estate agents





## 159/1 Slateford Road

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A rare chance to purchase this very well maintained two-bedroom first floor apartment, forming part of the listed Maltings development located on the desirable Slateford Road, boasting a lovely communal landscaped courtyard and a sought after allocated underground parking space. This charming property would make an excellent first purchase or buy-to-let investment offering generously proportioned ready to walk-in accommodation. The property comprises an entrance hallway with a storage cupboard and secure entry, a bright and spacious double aspect living room, two well proportioned bedrooms both with built in storage and a fully fitted kitchen that currently comprises a dining area, fridge/freezer, electric hob, oven and fan and washing machine. Completing the accommodation is the shower room with walk in shower and a heated towel rail. Early viewing is highly recommended!

- Well-presented two Bedroom First floor flat
- Bright and spacious double aspect living room
- Contemporary fitted kitchen
- Two well proportioned bedrooms with built in storage
- Attractive bathroom with walk in shower
- Electric heating and Double glazing
- Communal landscaped courtyard
- Allocated underground parking space
- Secure door entry system

Included in the sale will be washing machine, fridge freezer, all bedroom furniture (drawer units, beds, mattresses and desks), and all living room furniture (couches and tables).

EPC Rating D. Council tax E.

Factor fee £195 per month approx.

This includes the cost of an on-site Janitor who maintains the development, buildings insurance, cleaning of communal areas and a sinking fund which would go towards the cost of any major repairs.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.





