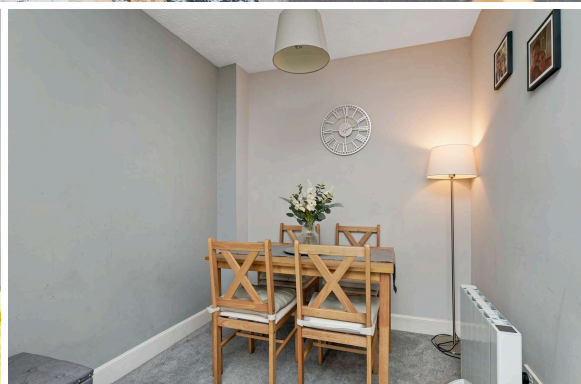
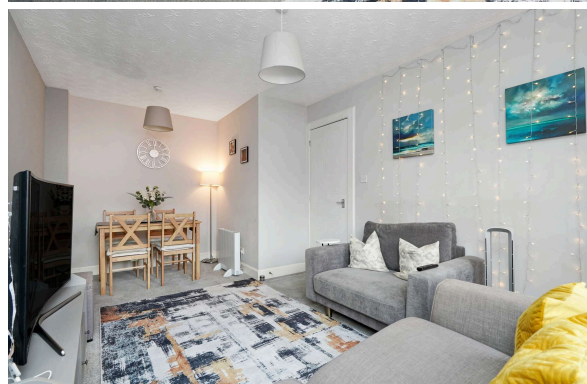




165/26 Slateford Road
SLATEFORD | EDINBURGH | EH14 1PD


warners
solicitors & estate agents



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Warners are delighted to present this stylish one-bedroom apartment, occupying a prime position on the fourth floor of the landmark Slateford Maltings development. This striking B-listed former industrial building has been sympathetically converted into contemporary apartments that blend character with modern convenience, and this property offers a wonderful opportunity for first-time buyers, couples, or city professionals seeking a home with both style and heritage.

Presented in excellent condition, the apartment boasts crisp neutral decor and quality finishing throughout. The welcoming entrance hall with storage leads to a bright and spacious living / dining area, perfectly designed for modern lifestyles with ample room for both relaxing and dining furniture. The property is further enhanced by a well-appointed kitchen fitted with a good mix of wall and base units, ideal for both everyday cooking and entertaining.

The double bedroom is generously proportioned and features a fitted wardrobe to maximise storage. A recently upgraded shower room adds to the home's appeal, finished to a high standard with contemporary fittings.

Residents of this sought-after development enjoy excellent amenities, including secure telephone entry, lift access to all floors, and beautifully maintained communal courtyard gardens. The property also benefits from an allocated residents parking space, a valuable asset in such a central location. With its unique setting, modern finish, and superb convenience, this outstanding apartment represents an ideal opportunity to secure a stylish home within one of Slateford's most distinctive developments. Early viewing is highly recommended.

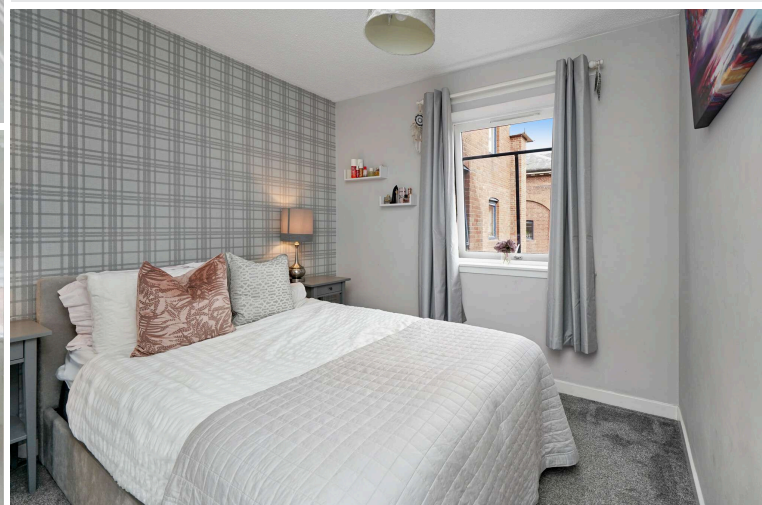
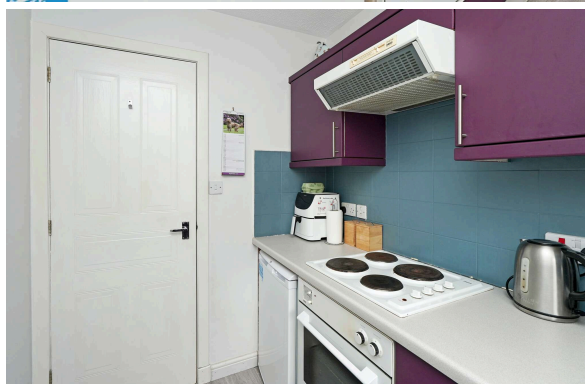
- One bed apartment in the landmark B-listed Slateford Maltings conversion
- Welcoming entrance hall with useful storage
- Bright twin windowed living / dining room
- Well-appointed kitchen
- Double bedroom with fitted wardrobe
- Recently upgraded contemporary shower room
- Fourth-floor position with lift access to all levels
- Secure telephone entry system
- Landscaped communal courtyard garden
- Allocated residents' parking
- Electric heating and double glazing

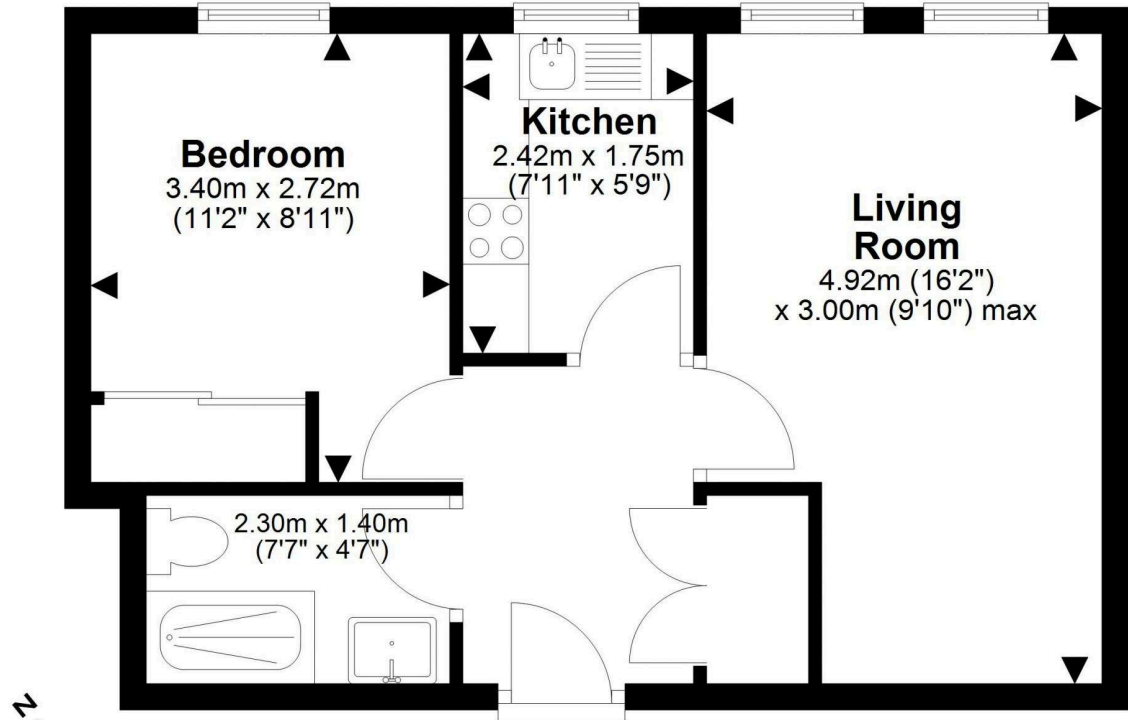
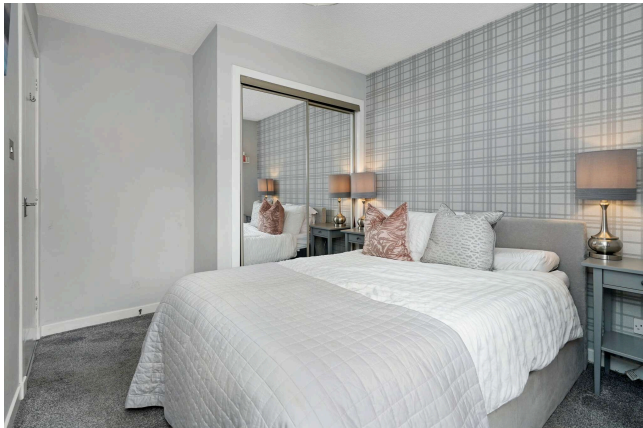
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property along with all curtains, blinds, dining table and chairs. EPC: D. CT: C. Factoring: James Gibb approx. £170 P/M

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.





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