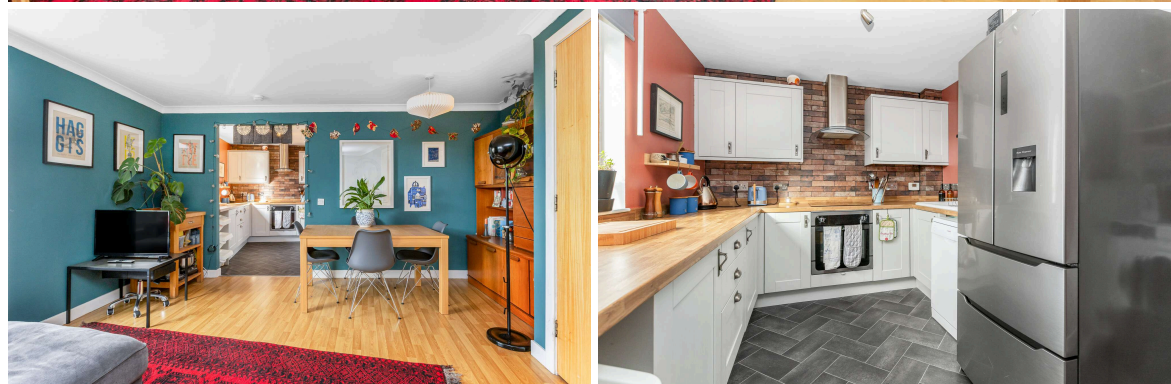




10/5 Slateford Green  
SLATEFORD | EDINBURGH | EH14 1NE

**warners**  
solicitors & estate agents





## 10/5 Slateford Green

SLATEFORD | EDINBURGH | EH14 1NE

Fantastic opportunity to own a 25% share of an appealing second floor flat, forming part of an award winning eco friendly development, located in a very popular and convenient part of the city. This spacious apartment offers comfortable and attractively presented accommodation on one level. The main living/dining room features a large window which commands views to the Pentlands, communal wildlife garden and pond and is semi-open plan to the well appointed fitted kitchen which offers space for appliances and generous worktop areas. Both bedrooms are spacious and bright with fitted wardrobes and attractive views. The accommodation is completed by a family bathroom with vanity sink unit and mains shower over bath. Further benefits on offer include communal gas central heating, double glazing and an entry phone security system.

- Quarter share, second floor flat
- Entrance hallway with storage
- Living/dining room
- Fitted kitchen
- Two double bedrooms with built in wardrobes
- Bathroom with mains shower over bath
- Community gas central heating
- Double glazing
- Entry phone security system
- Lovely views to Pentlands over communal gardens and water feature
- Private parking
- Energy Rating D and Council Tax band D

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

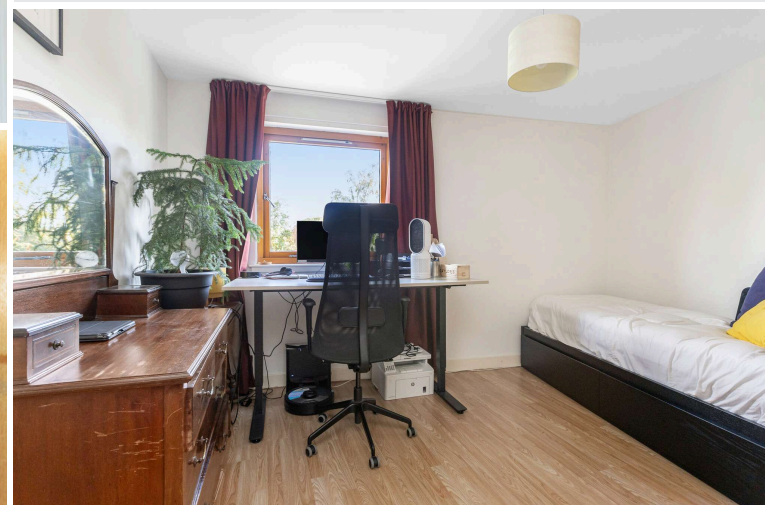


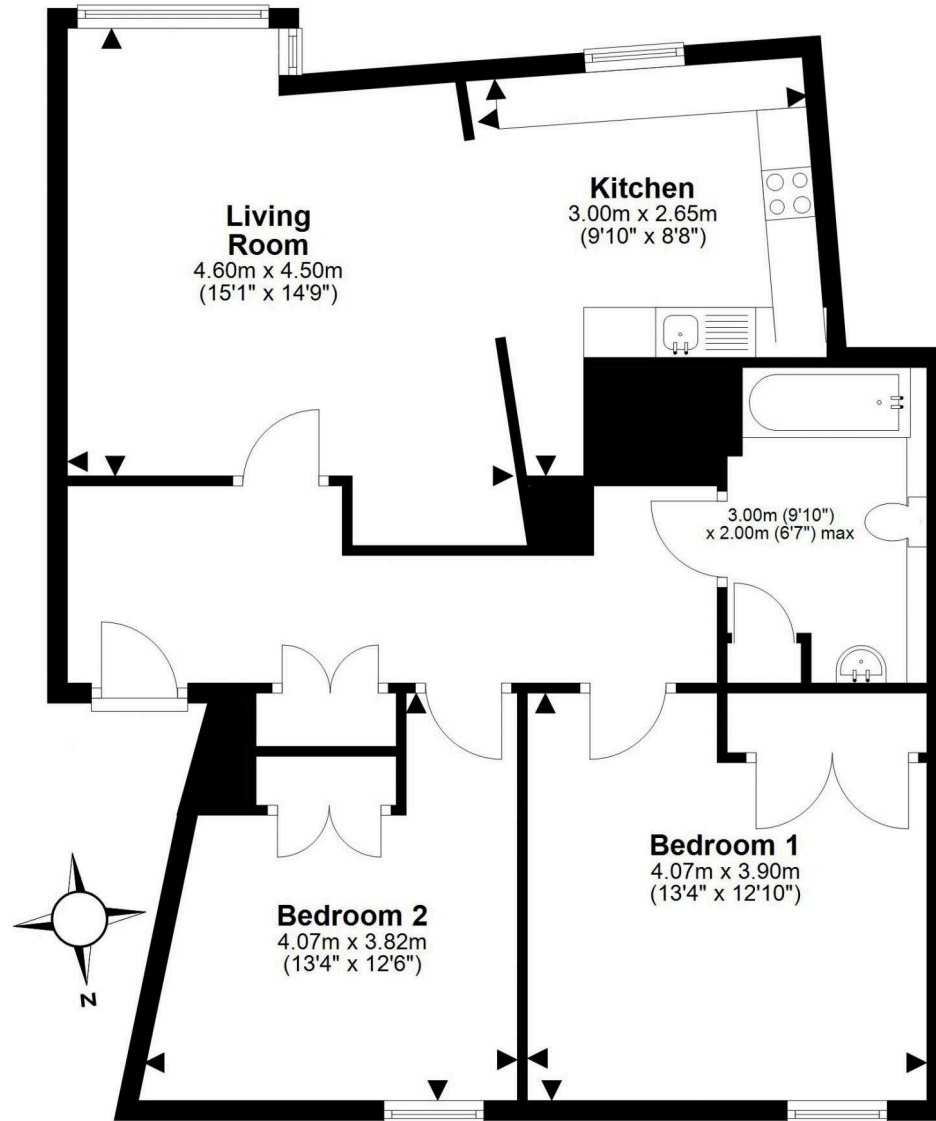


Dishwasher, washing machine and blinds included in the sale

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.

The remaining 75% share of the property is owned by Wheatley Homes Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the association. At the time of writing, a monthly occupancy payment of £458.60 is payable to the association





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.