



4/6 Appin Street  
SLATEFORD | EDINBURGH | EH14 1PA

  
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solicitors & estate agents



## 4/6 Appin Street

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Well presented two-bedroom, first-floor flat located in a popular factored development in the popular Slateford area, west of Edinburgh city centre. This bright and spacious property will appeal to first time buyers, young professionals moving up the ladder, and investors alike and is brought to the market in move-in condition. Upon entering, you are greeted with a welcoming entrance hallway boasting fantastic storage options and access to all rooms. The living room offers an ideal space for hosting and entertaining with the kitchen off offering a range of base and wall units, integrated appliances and space for dining. An abundance of natural light flows freely through the room with floor to ceiling windows providing access to a sunny east facing balcony. Both bedrooms are well-proportioned doubles benefitting from built-in wardrobes, with the principal bedroom also benefitting from an en-suite shower room with dual headed mains shower with vanity sink unit. The accommodation is completed by a stylish bathroom fitted with a modern three-piece white suite with shower attachment and vanity sink unit.

- Well presented two bedroom flat
- Spacious and bright living room with patio doors to balcony
- Two well proportioned double bedrooms
- Principal en-suite shower room
- Modern three piece bathroom suite
- Gas central heating & double glazing
- Private residents' car park
- Excellent transport links

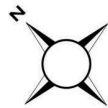
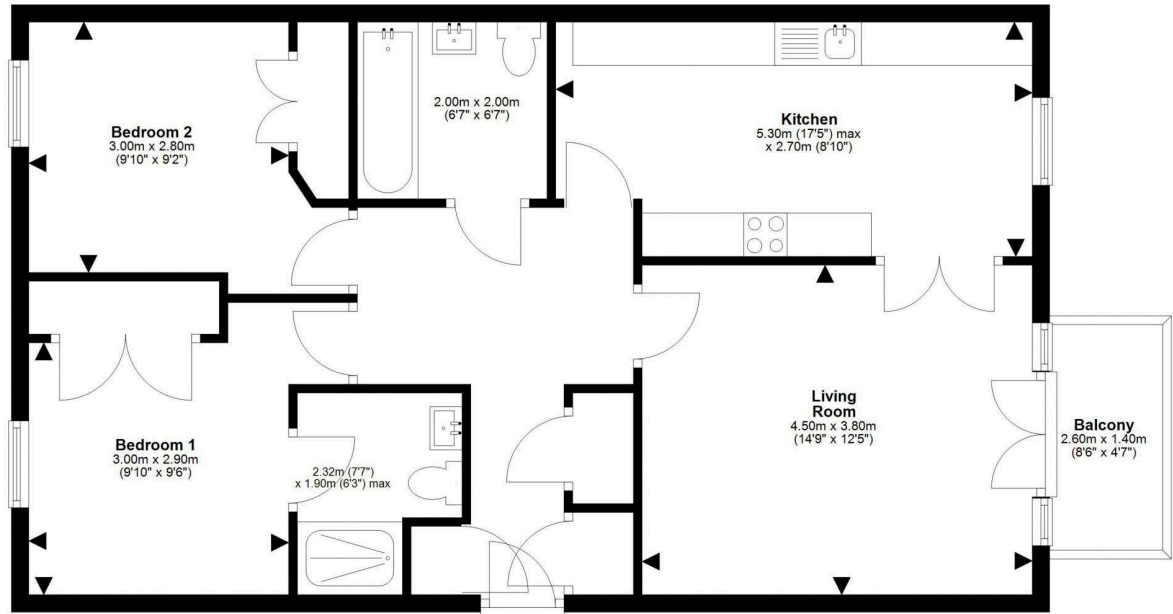
Council Tax Band E, EPC - C. Factor fee of approx £300 per quarter. Extras include : Free standing fridge freezer. Integrated washer/dryer, dishwasher , hob and cooker. Fixtures and fittings. Sofa and sofa bed available by separate negotiation.

**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.





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.