



Description

NEWLY UPGRADED AND RETURNED TO THE MARKET, this is a large well-proportioned three-bedroom, first floor flat, forming part of a modern block. Located in the popular and convenient Slateford district of Edinburgh, the property is an ideal opportunity for someone looking for a new home or a buy-to-let investor.

Accessed off the common stair, the accommodation comprises: Entrance hall with storage cupboards; living room; large kitchen/breakfast-room with modern wall and base units integrated appliances and adequate work top area; spacious master bedroom with fitted wardrobes and benefiting from an en-suite shower-room; double bedroom with fitted wardrobes, third double bedroom and a modern shower-room fitted with a three-piece suite.

Features include entry phone system, lift, gas central heating, modern double glazing, balconies to the front and rear of the property, and a resident's car park.

Area

Located in the ever-popular Slateford district of Edinburgh, and only approximately 2 miles to the west of Edinburgh's city centre, this property benefits from the full range of city centre amenities.

Within walking distance, the neighbouring district of Chesser is well served by an excellent selection of local shops as well as a good variety of the major supermarkets including a M&S foodhall, 24-hour Asda Super centre and an Aldi store. The facilities in Chesser also include a Costa Coffee, Nuffield Health gym, World of Football and Bowling, and the Edinburgh Corn Exchange function facility. In addition, the nearby Fountainpark Multicomplex facilities include a Cineworld cinema, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants, bars and pubs. The Union Canal walkway and the open space of Harrison Park are nearby while further leisure facilities can be found at Craiglockhart Sports and Tennis Centre.



Viewing details

Please call DMD Law 0131 316 4666
or check online for the up to date price
information and viewing arrangements.
www.dmdlaw.co.uk



EPC rating
B



Looking for more information
about selling your property?

We offer free market appraisals on request

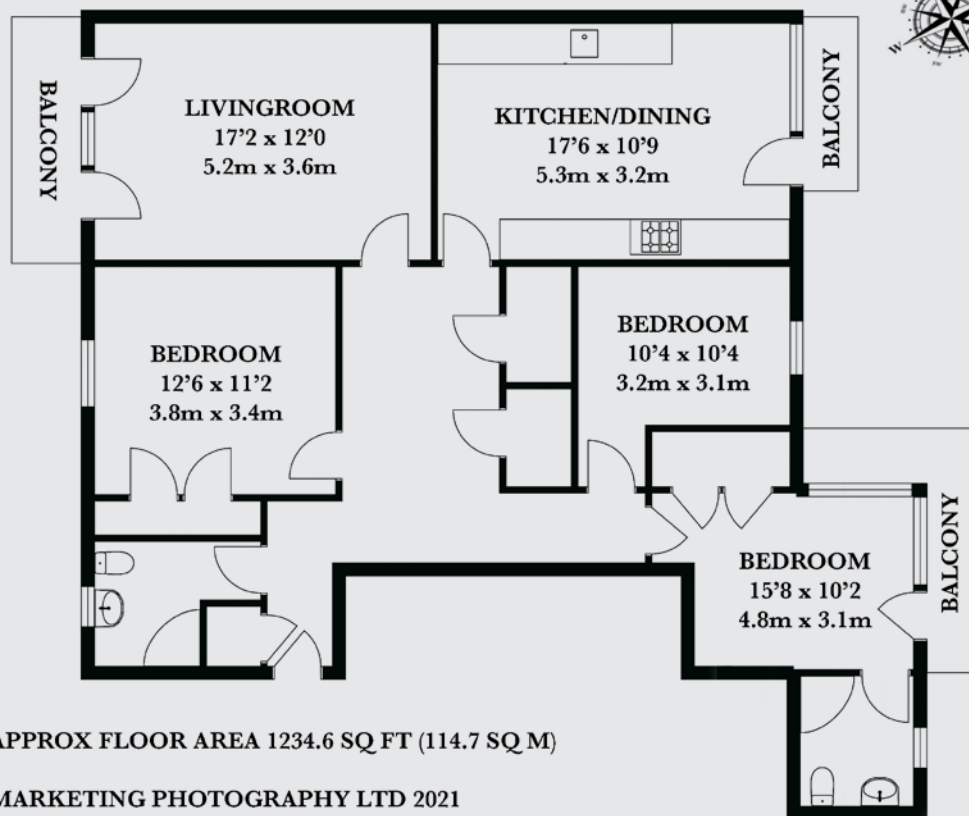




The property is also well situated for the City's business and commerce centres at Lothian Road and Fountainbridge as well as Edinburgh College of Art, Edinburgh University, and Napier University.

For the commuter, regular bus services take you to the City Centre and surrounding areas. For those traveling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Haymarket and Waverley railway stations are also nearby.

15/2 APPIN PLACE, EDINBURGH



DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:
DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666
www.dmdlaw.co.uk

PrimeLocation.com

Zoopla