



COULTERS[©]

FLAT 4, 6 APPIN PLACE

SLATEFORD, EDINBURGH, EH14 1PW

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 4, 6 Appin Place is an extremely bright and spacious 3 bedroom flat situated within a peaceful modern development in the popular area of Slateford.

The property is situated on the first floor of the building which has lift access, private residents parking and communal grounds. Most of the rooms offer lovely views over the adjacent bowling green.

KEY FEATURES



Well presented, bright & spacious first floor flat with lift access.



Three bedrooms, one with an ensuite.



Large, private balcony with leafy outlook.



Private residents parking.



Lovely views over neighbouring bowling green.



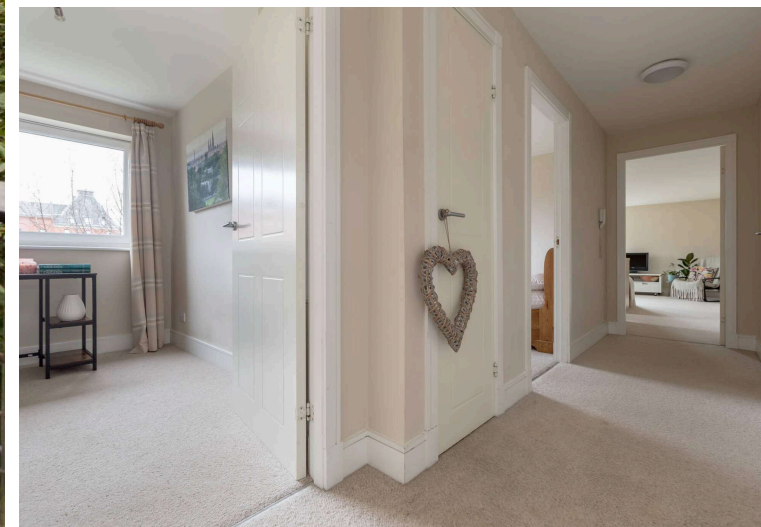
Excellent public transport and amenities nearby.



EPC Rating - C



Council Tax Band - E



The well presented accommodation comprises - entrance hall with two storage cupboards; large open plan kitchen/dining/sitting room with breakfast bar and full height corner windows leading to a balcony; principal bedroom with ensuite shower room and walk-in wardrobe; second double bedroom with fitted wardrobe; bedroom 3/study; and bathroom.

The private balcony wraps around the dining area and has a leafy aspect whilst there are attractive communal gardens within the development. The residents carpark provides surface and underground spaces.





THE LOCAL AREA

Situated to the south-west of Edinburgh's city centre, Slateford is a popular residential area with excellent local amenities including newsagents, takeaways, chemists and convenience stores. Asda at Chesser is within a 10 minute walk and slightly further away is the Edinburgh West Retail Park which contains an M&S Foodhall and Aldi.

World of Football at the Corn Exchange has 5 and 7-a-side football and the Corn Exchange itself plays host to a variety of live events. There are delightful outdoor spaces to enjoy such as Saughton Park and Gardens, the Union Canal and the Water of Leith.

Regular bus services run along Slateford Road towards the city centre and Slateford Train Station is within a 5 minute walk with services to Waverley taking around 8 minutes. Haymarket can be reached on foot in around half an hour.

EXTRAS

All fitted flooring, blinds, curtains and light fittings are included in the sale price as are the integrated kitchen appliances. All furniture can be included in the sale at no additional cost.

The grounds and building are managed by James Gibb with quarterly charges approximately £375.

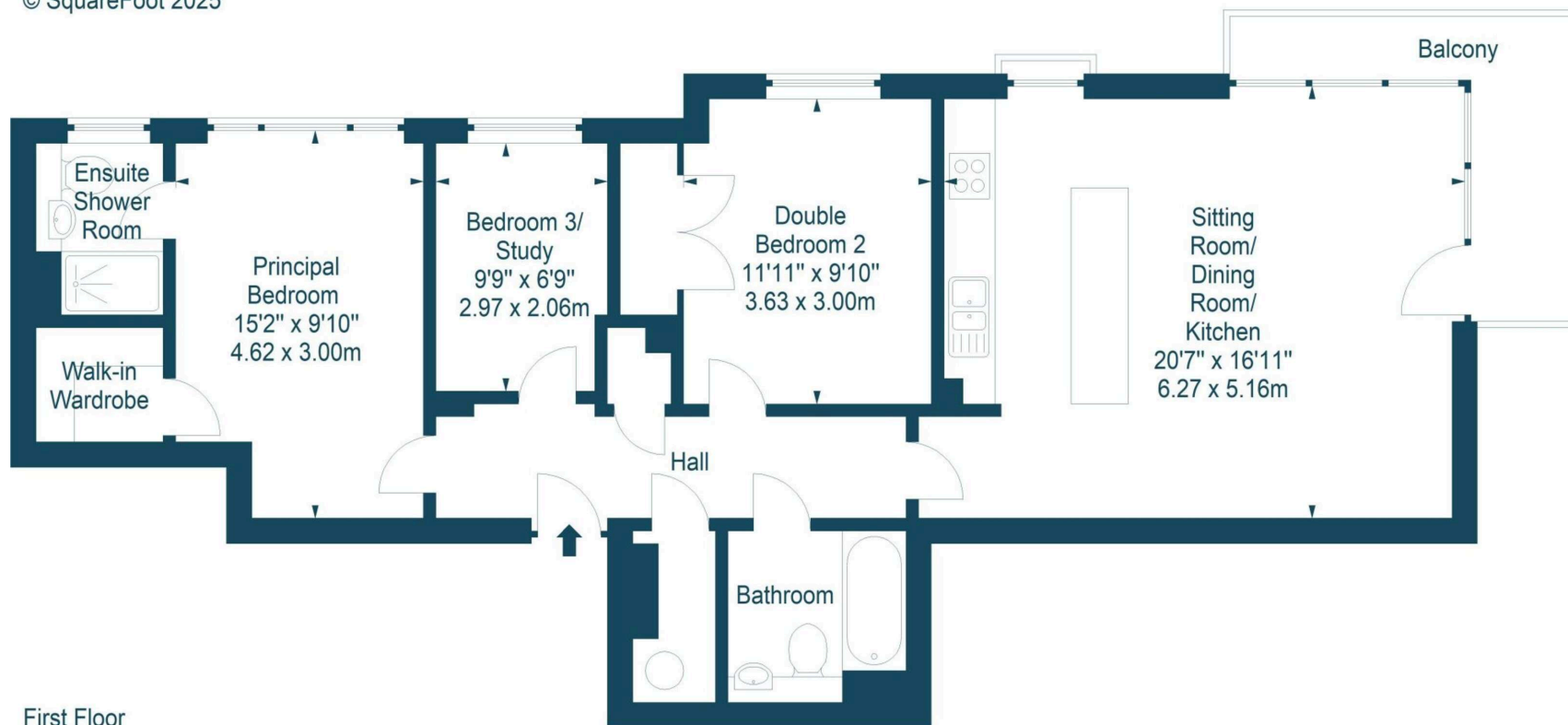
HOME REPORT VALUATION: £315,000



Appin Place,
Edinburgh,
Midlothian, EH14 1PW



Approx. Gross Internal Area
942 Sq Ft - 87.51 Sq M
For identification only. Not to scale.
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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.