

**Flat 26, 18 Slateford Gait
Edinburgh EH11 1GU**

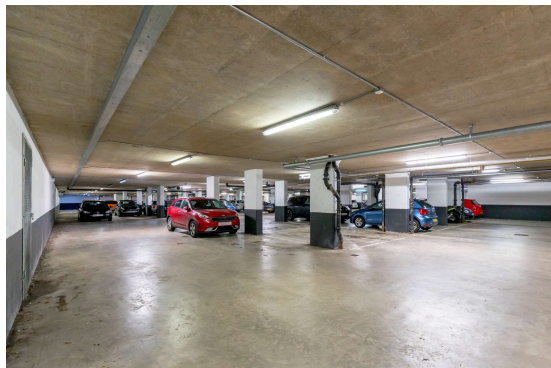
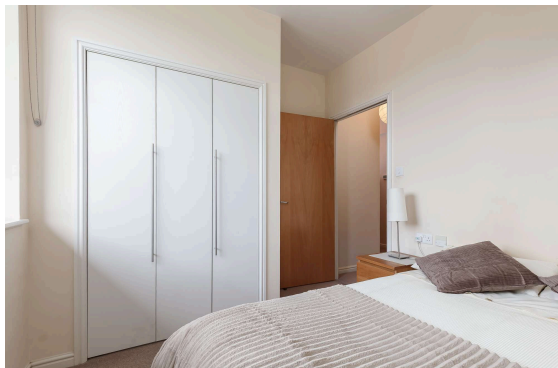
Fixed Price £215,000

- Superb one bed apartment
- Open plan lounge, kitchen, dining area
- Large balcony with views
- Double bedroom with fitted wardrobes
- Bathroom with 3 piece suite
- Lift access
- Concierge & Gym
- Residents parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: £1680



Superb 1 Bed Top Floor Flat

Blair Cadell are delighted to present this superb 1 bed apartment forming part of a modern development situated just off Slateford Road. Ideally located, the property is within easy reach of a wide range of local amenities, excellent transport links, and the peaceful green spaces of Harrison Park and the Union Canal perfect for those seeking both convenience and lifestyle. Presented in walk-in condition, the property will appeal to first-time buyers, downsizers, and investors alike. Early viewing is highly recommended.

The property welcomes you through a bright and inviting entrance hallway, complete with a convenient storage cupboard. The spacious open-plan lounge, kitchen, and dining area is exceptionally bright and well proportioned, providing an excellent space for both everyday living and entertaining. Double glazed doors lead directly onto a substantial private balcony, where panoramic views across the city offer an ideal setting to relax or host guests. Thoughtfully designed, the kitchen features a range of stylish wall and floor mounted units, together with a gas hob and electric oven, combining practicality with modern appeal. Offering a peaceful and comfortable retreat, the double bedroom benefits from excellent built-in wardrobes. Completing the accommodation, the bathroom is fitted with a modern three-piece suite and a mains-powered shower positioned over the bath.

Further enhancing the appeal of this excellent property are gas central heating and double glazing throughout, ensuring warmth, comfort, and energy efficiency year-round. Residents also benefit from lift access, secure underground parking, concierge service, exclusive access to a residents' gym, and beautifully maintained communal gardens.

The development is professionally factored by Taylor & Martin with an average annual fee of approximately £1680 covering building insurance and the maintenance of the communal grounds and shared areas.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. There are numerous bus services available on the main road both into and out of the city centre. The tram and train services are accessible a short journey away at Haymarket, with Slateford Train Station within close proximity. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl, two large Sainsbury's, as well as smaller local convenience stores. Leisure amenities nearby include Fountain Park and the Corn Exchange Village, between them offering a cinema complex, bowling alley, gym and restaurants. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal, Harrison and Saughton Park & Gardens

Viewing By appointment 0131 337 1800

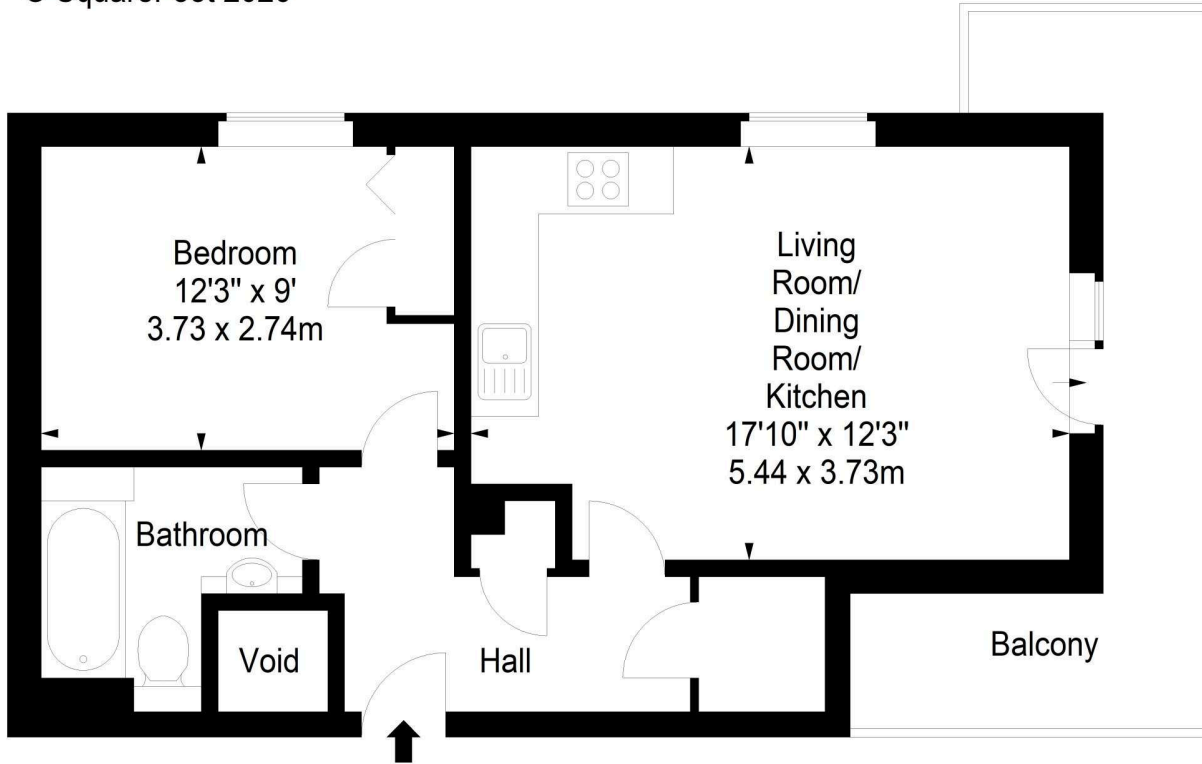
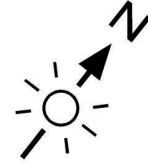




**Slateford Gait,
Edinburgh,
Midlothian, EH11 1GU**



Approx. Gross Internal Area
465 Sq Ft - 43.20 Sq M
For identification only. Not to scale.
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Fifth Floor



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