



Solicitors & Estate Agents











Offers Over

£220,000

6/8 Slateford Gait

Slateford | Edinburgh | EH11 1GX

A freshly decorated first floor apartment forming part of an established modern development in the popular residential area of Slateford, close to good local amenities and transport links. Surrounded by well maintained communal gardens and benefitting from secure underground parking along with access to a communal gym and a concierge service, this property is sure to appeal to first time buyers and professionals.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  Communal gardens
-  Secure underground parking
-  Lift
-  EPC rating – B
-  Council tax band - D



Description

Accessed via the communal stairs or lift, the accommodation briefly comprises of a welcoming hallway with secure entryphone system and two storage cupboards, a bright and airy lounge/dining room with a glazed door giving access to a private balcony with space for a small table and chairs, fitted kitchen with a range of black wall and base units with coordinated worktops, principal bedroom with built in storage and en-suite shower room, second double bedroom, and a family bathroom with shower over the bath. The property further benefits from gas central heating and double glazing.

The lounge has been subject to virtual staging. It should be noted that the room is currently empty as per the "before" image which has also been uploaded for perusal.



Extras

Included in the sale will be the electric oven and hob, fridge/freezer and washing machine.

Gardens and Parking

There are well maintained communal garden grounds and there is unallocated parking in a secure underground car park.

Factoring

The communal areas and grounds are factored by Taylor & Martin. They are newly appointed factors and the cost of the factoring was approximately £1600 last year which was invoiced quarterly and included buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

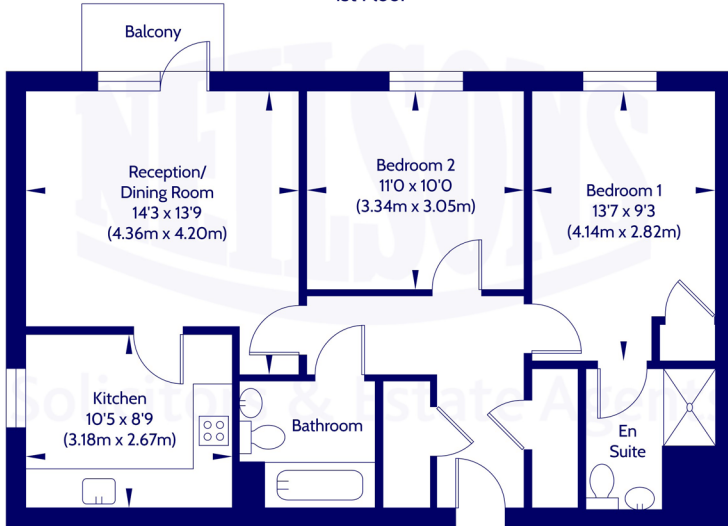
Slateford Gait forms part of the popular residential area of Slateford which is situated to the west of Edinburgh city centre. An excellent selection of shops can be found in the immediate vicinity including an M&S food hall, Aldi & Sainsbury's together with a 24 hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful Water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre and the Edinburgh Corn Exchange. Excellent bus services link the city centre and surrounding areas and the City Bypass is close at hand, giving access to central Scotland's main motorway network and Edinburgh Airport.





Approx. Gross Internal Floor Area 67 Sq M / 723 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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