



Offers Over  
**£310,000**

## 11/4 Appin Place

Slateford | Edinburgh | EH14 1NJ

Forming part of a well-maintained modern development in the heart of Slateford, this impressive and spacious three-bedroom first-floor flat offers contemporary living with excellent amenities and transport links right within easy reach. Boasting generous proportions throughout, a private balcony, and well-kept communal grounds, the property will appeal to a wide range of buyers, including professionals, first-time purchasers, and investors.

-  3 bedrooms
-  1 public room
-  3 bathrooms
-  Communal gardens
-  Unallocated parking
-  EPC Band - B
-  Council Tax Band - E



## Description

A welcoming entrance hallway provides access to two good-sized storage cupboards. The heart of the home is the open plan lounge, kitchen and dining area – a bright and airy space benefiting from a desirable dual aspect. The room features a double door Juliet balcony in the kitchen area as well as access from the lounge area to a private wrap-around balcony enjoying a pleasant south-facing outlook. The kitchen area is fitted with a range of integrated white goods and finished with partial tiling in the splash areas along with under-unit lighting. The principal bedroom is a generously sized double room with a two door Juliet balcony, an integrated double wardrobe, and ample space for freestanding furniture. It is further complemented by an en suite shower room featuring a double shower cubicle and partial tiling. Bedroom two is another good-sized double with an integrated wardrobe and its own en suite shower room, also fitted with a double shower cubicle and partial tiling. Bedroom three is a single room offering flexible use as a study, nursery, or dressing room. The main bathroom is partially tiled and fitted with a bath. Completing the internal layout is a separate utility room providing space for further white goods and finished partial tiling in the splash areas.



Further benefits include gas central heating, double glazing, and a secure door entry system.

Factor fees are payable at approximately £400 per quarter.

## Gardens & Parking

Externally, the development offers well-tended communal garden grounds and a mix of unallocated parking spaces, including secure underground parking

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.





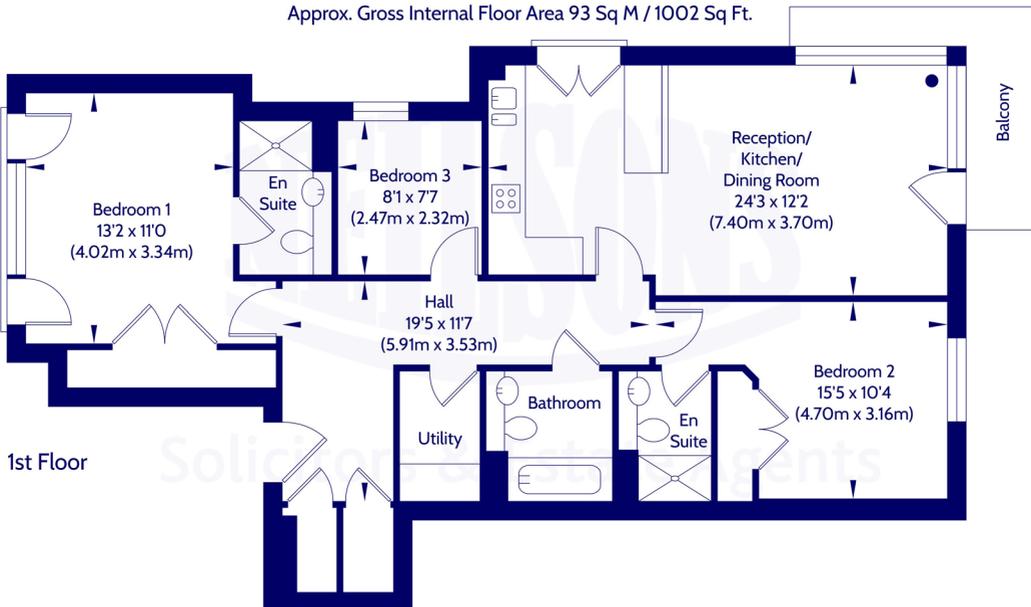
## Location

Slateford is situated to the south west of the City Centre and is conveniently located for Edinburgh Napier University and those wishing to commute into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury's Superstore off Westfield Road together with exceptional local day to day amenities available within nearby Gorgie. A Lidl Store is just a short walk from the property. Local recreational facilities can be found at the Corn Exchange Village, including ten pin bowling, snooker and indoor football. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. Edinburgh West Retail Park is located just opposite the Corn Exchange and includes an Aldi, M&S and Costa. The property is conveniently located for the Saughton Rose Gardens, the Water of Leith and the Union Canal walkways, which provide pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the City Centre as well as the Airlink bus service to Edinburgh Airport. In addition, easy access is available to the city by-pass which provides a quick link to the M8/M9/M90/A1 road network.





Approx. Gross Internal Floor Area 93 Sq M / 1002 Sq Ft.



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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