










Offers Over
£200,000

70/1 Slateford Road

Slateford | Edinburgh | EH11 1QX

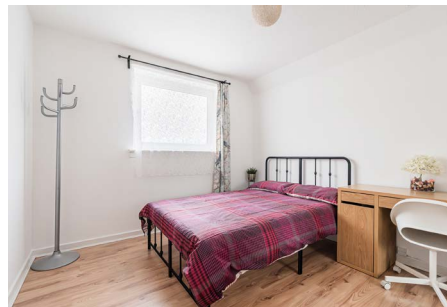
Tastefully presented and ideally positioned within Slateford this attractive two-bedroom ground-floor flat forms part of a modern residential development with convenient residents' parking and well-maintained communal grounds. Offering bright and practical accommodation throughout, the property represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-located home within a popular area of the city.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The accommodation opens into a welcoming hallway featuring a useful shelved storage cupboard, providing practical space for household items and everyday essentials. The south-facing reception room is a particularly appealing living space, benefitting from excellent natural light and offering ample room for both lounge and dining furniture. Finished with new laminate flooring and neutral décor, the room creates a bright and versatile setting ideal for relaxing or entertaining. The kitchen is fitted with a range of wall and base-mounted units, providing good storage and preparation space. A combination of integrated and freestanding appliances ensures practicality, while the layout has been designed to maximise functionality for everyday living. Both bedrooms are quietly positioned to the rear of the property, offering a peaceful outlook and comfortable accommodation. The principal bedroom is a generous double room featuring laminate flooring and mirrored built-in wardrobes, providing excellent storage.



The second bedroom is also rear-facing and benefits from laminate flooring along with built-in storage, making it equally suitable as a guest room, home office, or additional bedroom. The bathroom is fitted with a three-piece white suite and includes wet wall panelling around the bath area together with an electric shower overhead, creating a clean and low-maintenance finish.

The development is factored by Charles White Ltd, with an annual cost of approximately £551, covering maintenance and cleaning of the communal gardens, stairwell, lighting, and parking areas.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances, washing machine, fridge and fitted floor coverings.

Gardens & Parking

Externally, the development is set within attractive communal grounds and benefits from residents' parking located to the rear of the building, adding convenience for homeowners and visitors alike.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

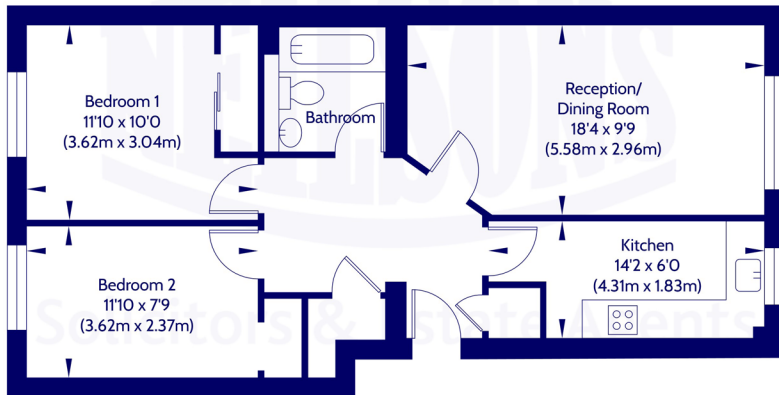
Slateford is situated to the southwest of the City Centre and is conveniently located for Edinburgh Napier University, Heriot Watt Campus and those wishing to commute into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road and good local day to day amenities available within nearby Gorgie. Local recreational facilities can be found at the nearby Harrison Gardens, 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, Costa & Greggs. The property is conveniently located for the Water of Leith and 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.





Approx. Gross Internal Floor Area 59 Sq M / 638 Sq Ft.

Ground 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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