



3/4 Appin Street

Slateford, Edinburgh, EH14 1PA



VMH ESTATE AGENTS



Stunning modern, 3-bed first floor apartment with lift access, in a popular & convenient location

- Stunning dual aspect sitting room
- Private balcony
- Modern breakfasting kitchen
- Principal bedroom with en-suite
- 2 further bedrooms
- Family bathroom with white suite
- Popular & convenient location
- Well maintained factored grounds
- Ample unrestricted & permit parking
- Gas central heating & double glazing

Offers Over:

£300,000



 Freehold

Further information can be found in the home report.

About the Property

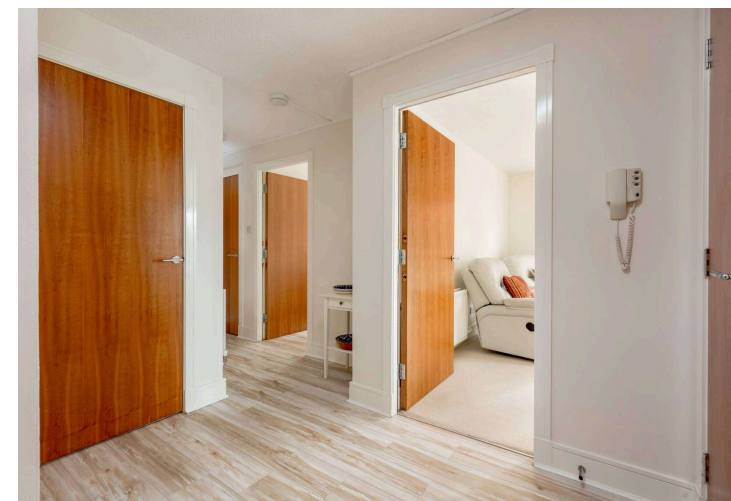
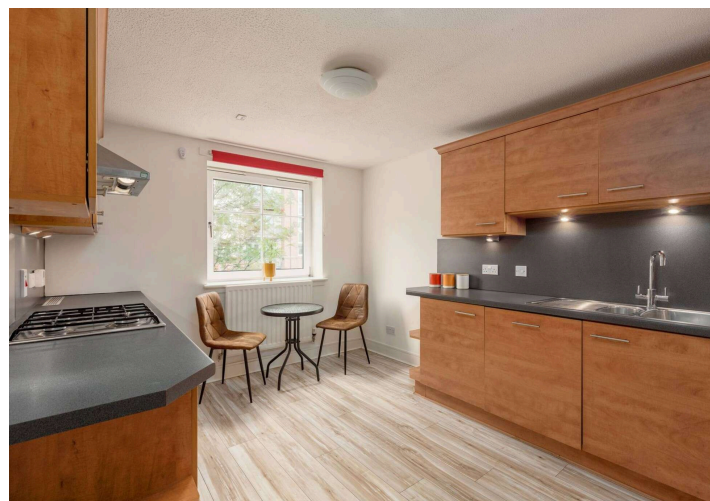
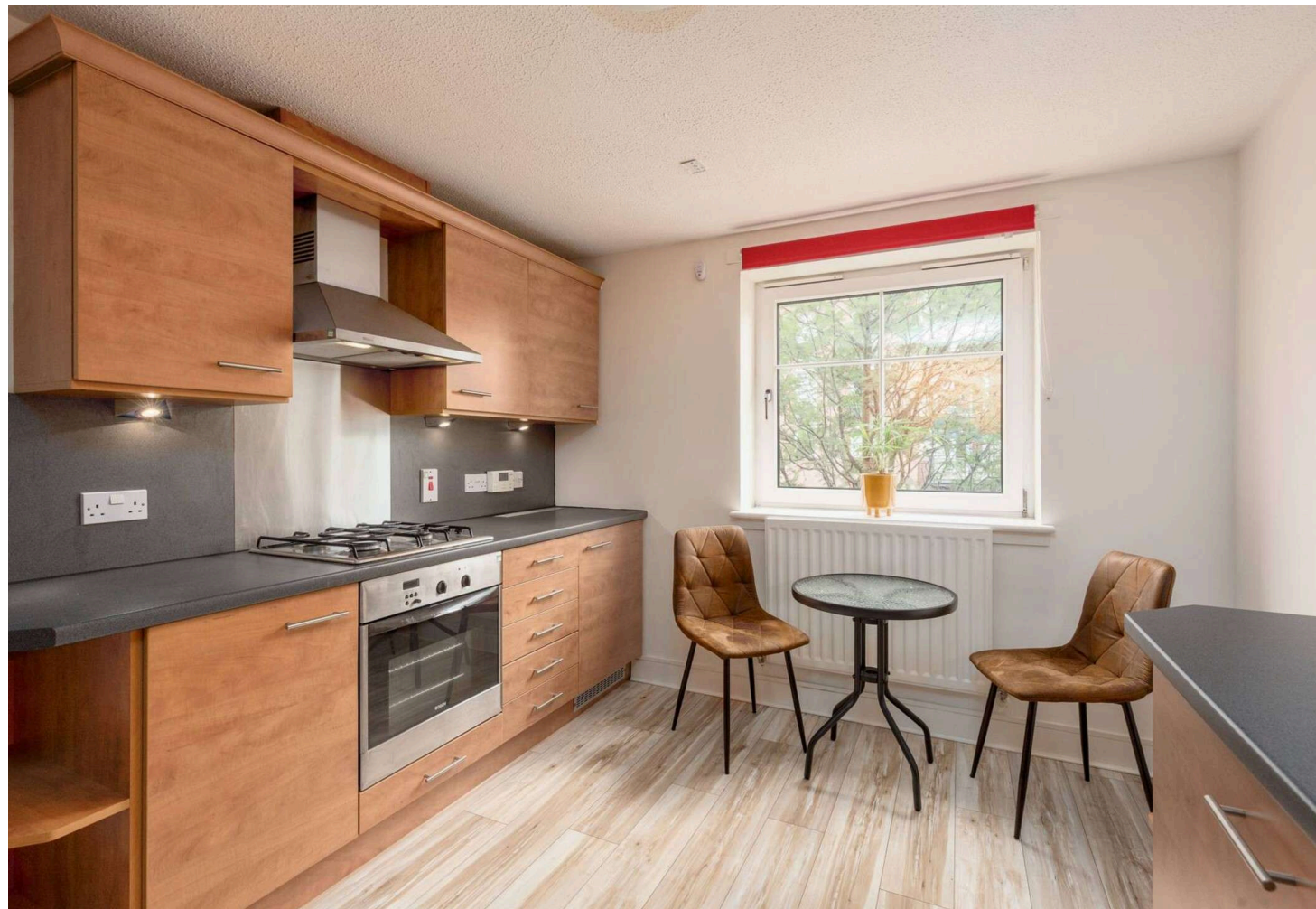
Beautifully presented first floor apartment with lift access and 3 bedrooms, forming part of an established modern development, enjoying a quiet outlook in a most convenient location.

The accommodation comprises of a bright and spacious dual aspect sitting room with 2 sets of French doors, one leading to a private balcony. The principal bedroom with ensuite is well proportioned, there is a further double bedroom and a versatile bedroom 3 currently used as a dining room, also suitable as an ideal home office. In addition, there is a family bathroom and a fantastic level of storage throughout, further benefits include double glazing and gas central heating.

The property is quietly positioned in the popular Slateford area, close to excellent transport links and local amenities. Externally, the shared grounds are very well maintained, there is a bike store along with unrestricted and permit parking.

Extras

All fitted floor coverings, blinds, light fittings, integrated appliances - gas hob, oven, extractor hood, dishwasher, fridge/freezer and free standing washing machine are included in the sale price.





📍 Location

Slateford lies a short distance to the west of Edinburgh's city centre. It is extremely accessible by public transport being served by a number of regular and efficient bus services running along Slateford Road. Haymarket Railway Station and Tram stop is close by and there is quick access to the City Bypass, Edinburgh International Airport and the central Scotland motorway network.

The area is well served with good local amenities and Edinburgh West Retail Park is close by. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk while further leisure facilities can be found at Craiglockhart Sports and Tennis Centre and at Fountainpark multicomplex.



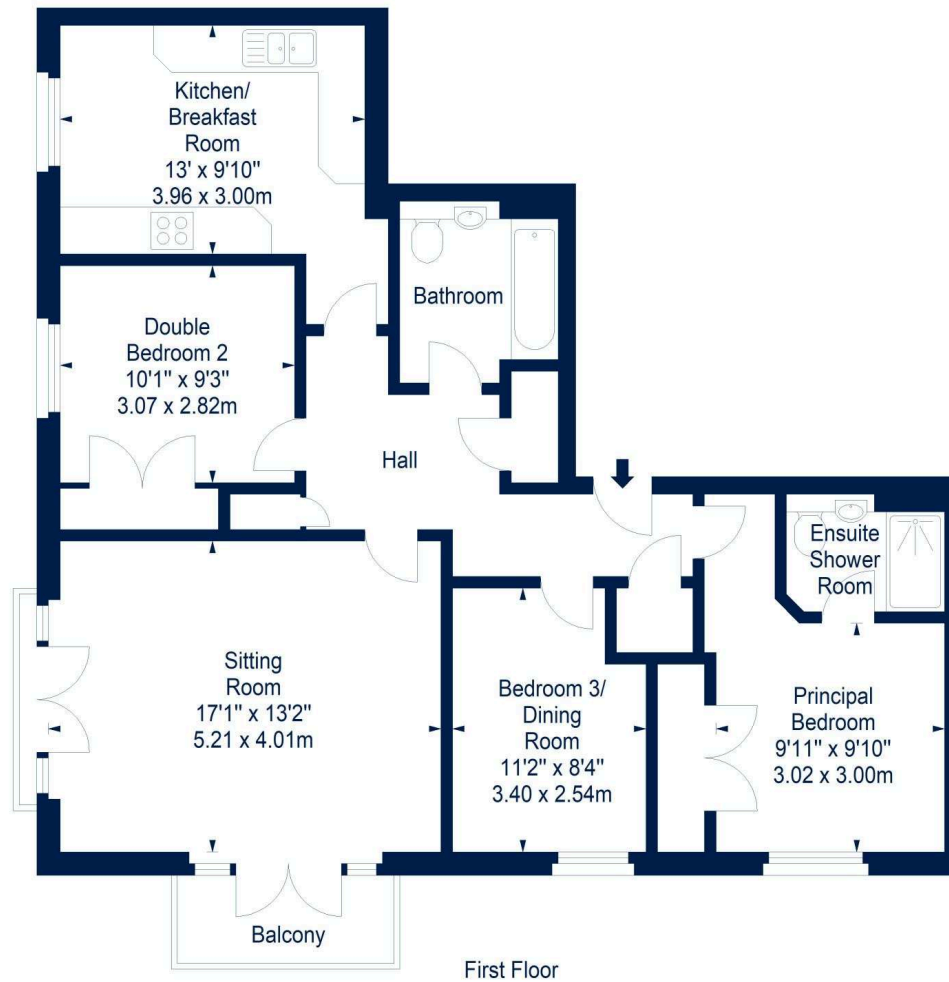
🏠 Management

The development is factored by James Gibb at approximately £110 per month, which is paid quarterly and includes block buildings insurance. Please note, a float of £250 is held per property.



Floor Plan

3 / 4 Appin Street, Edinburgh, EH14 1PA



House - Approx. Gross Internal Area - 946 Sq Ft - 87.88 Sq M



For identification only. Not to scale. © SquareFoot 2026



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