



Solicitors & Estate Agents



Offers Over

£275,000

2/9 Appin Street

Slateford | Edinburgh | EH14 1PA

This impressive, beautifully presented second floor flat forms part of an established modern development set within delightful communal grounds, quietly situated within the popular location of Slateford, within easy reach of the city centre with excellent amenities and transport links on hand.

-  2 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Balcony & Communal Gardens
-  Residents Parking
-  EPC Rating – B
-  Council Tax Band - E



Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to a variety of buyers seeking a high standard of home in an excellent location close to work and leisure pursuits. Access is via a secure communal stairwell with lift and stair access to all floors. Enjoying an abundance of natural light throughout and enhanced by a light and stylish interior, the accommodation comprises; inviting hallway with superb built-in storage. There is a delightful front-facing reception room benefiting from excellent natural light with patio doors leading to the south-west facing private balcony with superb open views across to the Pentland Hills. Double doors lead to the stylish fitted integrated kitchen/diningroom again with sunny south-westerly aspect. The kitchen offers excellent space and is fitted with a range of modern wall and base units with built-in gas hob, electric oven and hood together with the integrated appliances (fridge freezer, dishwasher and washing machine). Ample space for dining table and chairs. Located to the rear, are the two generously proportioned double bedrooms, both benefiting from built-in wardrobes with the principal bedroom enjoying the extra benefit of an en-suite shower room. Completing the accommodation is the partially tiled bathroom comprising of a white three piece suite. Further benefits include gas central heating and double glazing. This is a must see to be fully appreciated!



Extras

All fitted floor coverings, light fittings, blinds and curtains are included in the sale together with the built-in gas hob, electric oven and integrated appliances (fridge freezer, dishwasher and washing machine).

Externally

There are well maintained communal garden grounds surrounding the development and for the car owner, residents permit parking, metered parking together with some free spaces are available. There is also a shared bike store.

Factors

James Gibb are the Factoring Agents for the development to which a fee of approx. £120 per month is payable for the upkeep of the communal areas including lift maintenance, stair cleaning and lighting, communal garden grounds and includes block buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

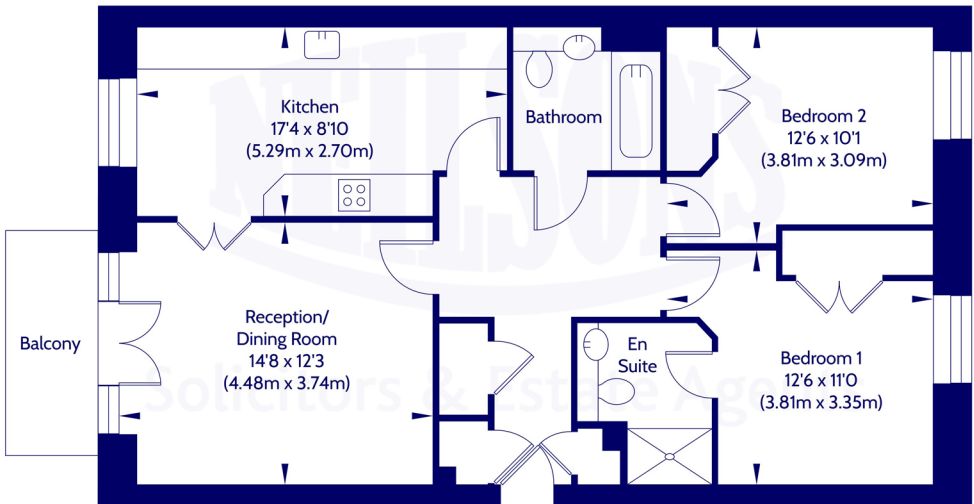
Located in the sought after residential district of Slateford, to the southwest of Edinburgh's city centre, this area offers excellent convenience and connectivity. It is ideally suited for commuters, with frequent bus services to the city and beyond, Slateford train station just a short walk away, and easy access to the City Bypass, M8/M9 motorways, the Queensferry Crossing, and Edinburgh International Airport. Residents enjoy a wide selection of local amenities, including several supermarkets and the nearby Edinburgh West Retail Park, which features a range of stores such as an M&S Foodhall. The neighbouring areas of Gorgie and Dalry provide an abundance of everyday conveniences, along with a variety of specialist shops, cafes, and bars. For leisure and recreation, the area is well served by facilities such as Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the Edinburgh Corn Exchange, and World of Bowling and Football. The nearby Water of Leith and Union Canal walkways also offer scenic routes for walking and cycling, adding to the appeal of this well-connected and vibrant location.





Approx. Gross Internal Floor Area 75 Sq M / 806 Sq Ft.

2nd 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

