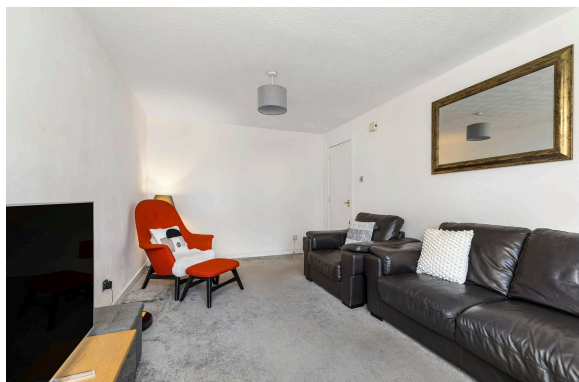
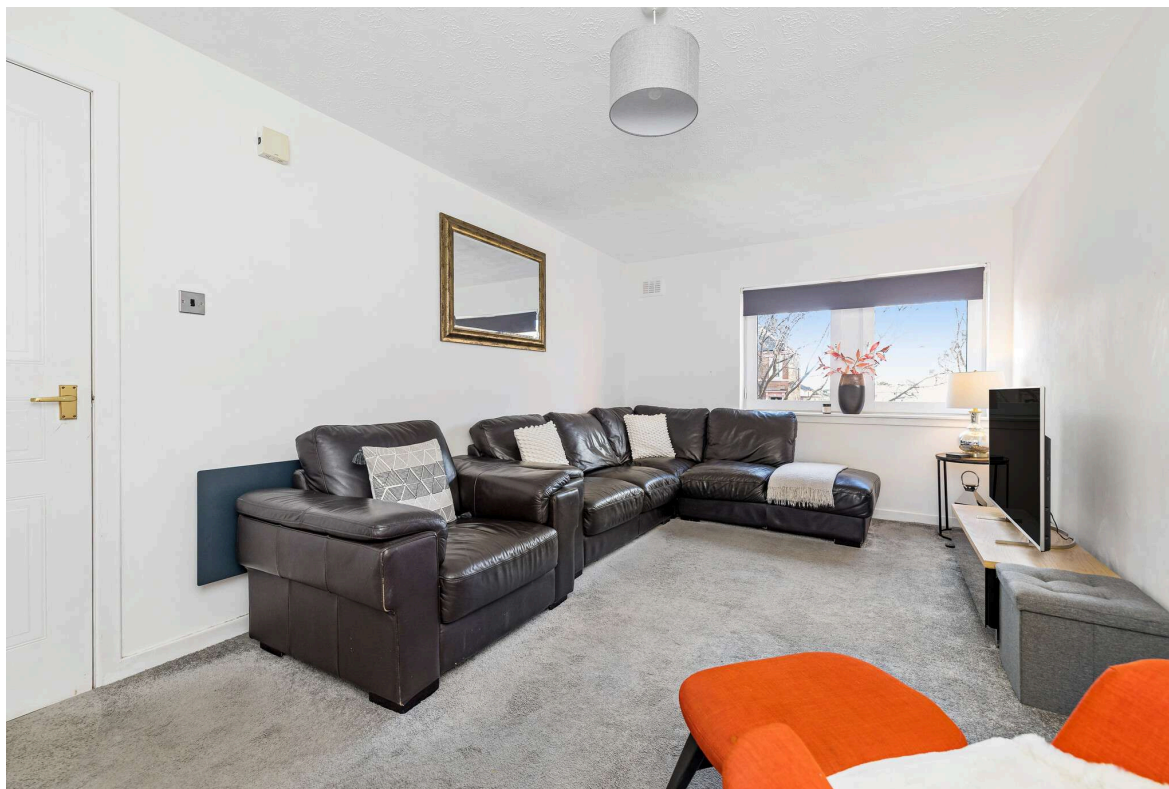




167/7 Slateford Road
SLATEFORD | EDINBURGH | EH14 1PB


warners
solicitors & estate agents



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Warners are delighted to present to the market this well presented, bright and spacious first floor, two bedroom apartment conveniently located in the popular Slateford area of Edinburgh close to an abundance of local amenities and swift transport links. The property forms part of the listed Maltings factored development set within a courtyard with allocated parking, and presents an excellent opportunity for the first time buyer, those looking to downsize, or as an ideal investment opportunity, and comprises:-

- Security entry system
- Lift
- Entrance hallway with good storage
- Spacious living/dining room with front facing window
- Modern kitchen fitted with high gloss units and integrated hob and oven
- Two double bedrooms, both with fitted wardrobes
- Bathroom with electric shower over bath and vanity sink unit
- Electric heating & triple glazing
- Allocated parking space
- Landscaped communal grounds

Energy Rating: C | Council Tax Band : D

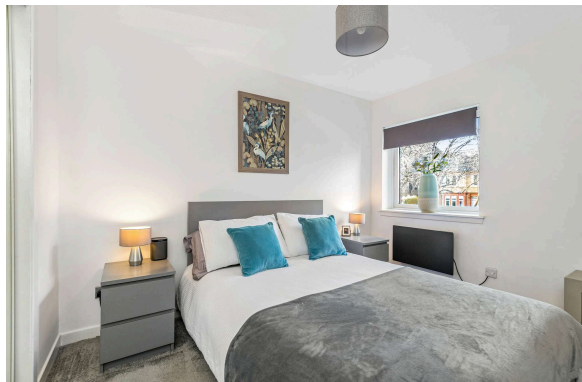
The property is factored by James Gibb Residential Factors at a cost of £176 per moth which includes buildings insurance.

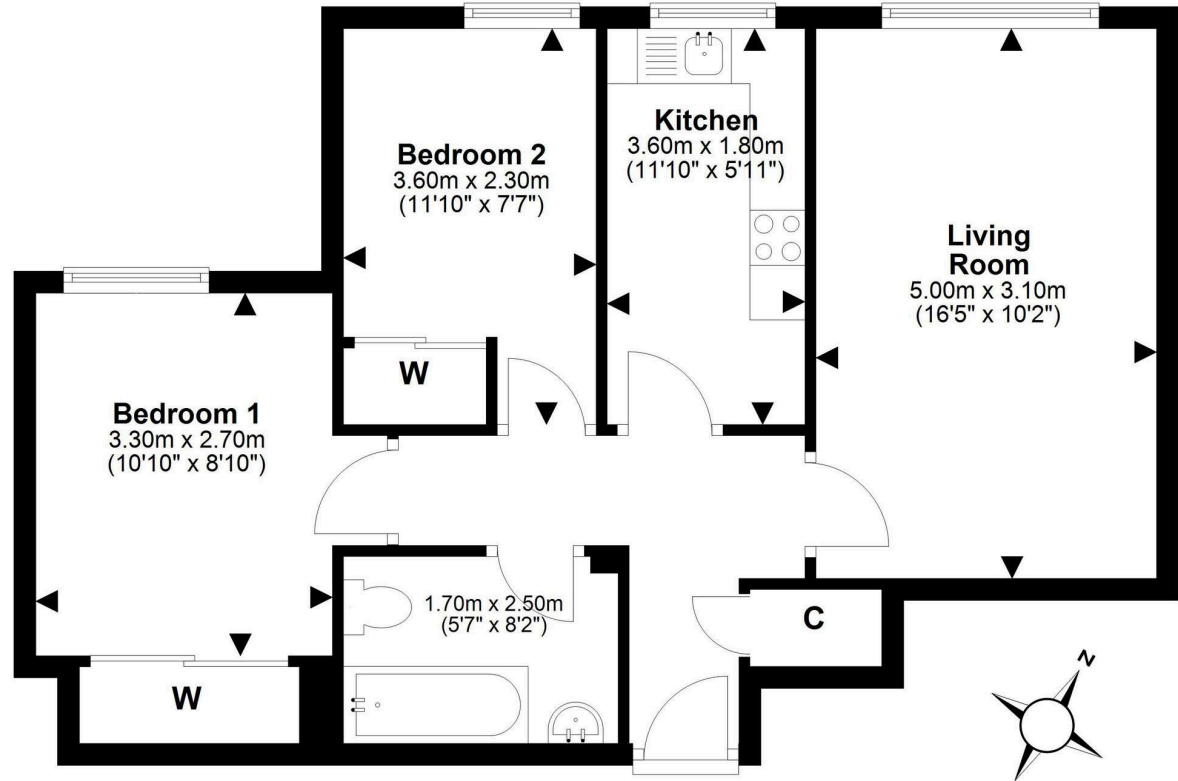
Extras: All blinds, the washing machine and oven.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Slateford is a suburb of Edinburgh which lies west of the City Centre. There are good everyday amenities available locally including banks and small convenience stores as well as a large Asda supermarket at Newmart Road and a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Leisure amenities nearby include Fountain Park and Edinburgh Quay, between them offering a cinema complex, bowling alley, gym and restaurants. There is also a popular bicycle route along Union Canal towards Glasgow. A regular bus service operates to the City Centre and surrounding areas. Haymarket and Slateford Railway Stations are easily accessible. Commuters can find easy access to the city bypass, the M8/M9, Edinburgh International Airport and the Forth Bridge for routes north.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.