

**18/13 Slateford Gait
EDINBURGH EH11 1GU**

Offers Over £240,000

- Large living room featuring French doors to private balcony
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden and Residents gym
- Undercroft parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £1800



1



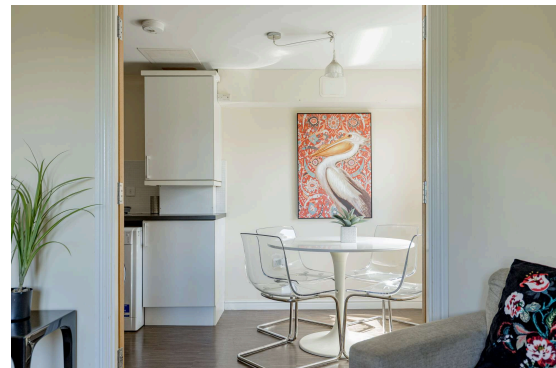
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2



EPC B



Flat

18/13 Slateford Gait is an attractive two-bedroom property forming part of a modern development just off Slateford Road. Ideally located, it is within easy reach of a wide range of local amenities, excellent transport links, and the peaceful green spaces of Harrison Park and the Union Canal perfect for those seeking both convenience and lifestyle. Presented in turnkey condition, the property will appeal to first-time buyers, downsizers, and investors alike.

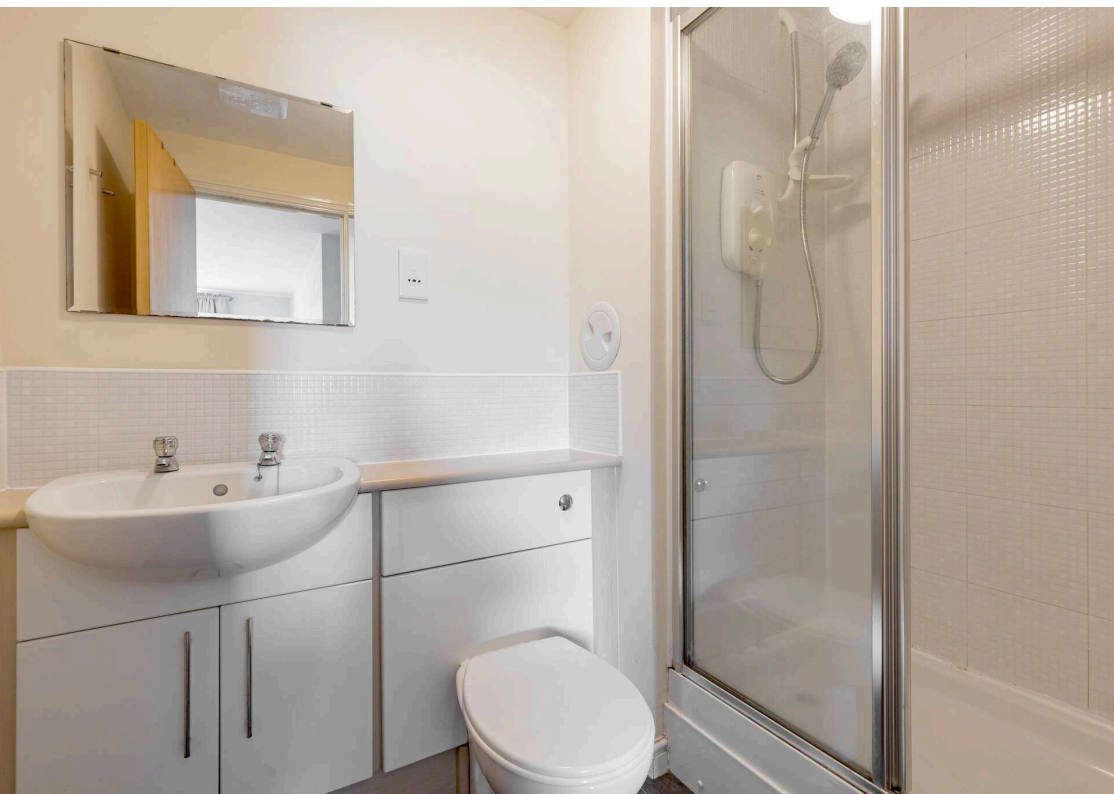
The property comprises a welcoming bright and well-proportioned living room which is the perfect setting for relaxing or entertaining and features direct access to its own private balcony. The kitchen is fitted with a range of wall and floor-mounted units, electric hob and oven and appliances included. There are two generously sized double bedrooms, with the master featuring built-in wardrobes that provide ample storage space, as well as an en-suite shower room with a two-piece suite and an electric walk-in shower. The family bathroom includes a three-piece suite with a mains shower over the bath. Additional benefits include gas central heating and double glazing throughout for maximum energy efficiency, lift access, secure underground parking, a concierge service, access to a residents gym and well-maintained communal gardens. **Please note:** No warranties given for systems, all furniture available by separate negotiation

Factor details: A factoring fee of approximately £150 per month is payable to Taylor Martin and covers buildings insurance and maintenance

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. There are numerous bus services available on the main road both into and out of the city centre. The tram and train services are accessible a short journey away at Haymarket, with Slateford Train Station within close proximity. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl, two large Sainsbury's, as well as smaller local convenience stores. Leisure amenities nearby include Fountain Park and the Corn exchange Village, between them offering a cinema complex, bowling alley, gym and restaurants. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal, Harrison and Saughton Park & Gardens

Viewing by appointment on 0131 337 1800

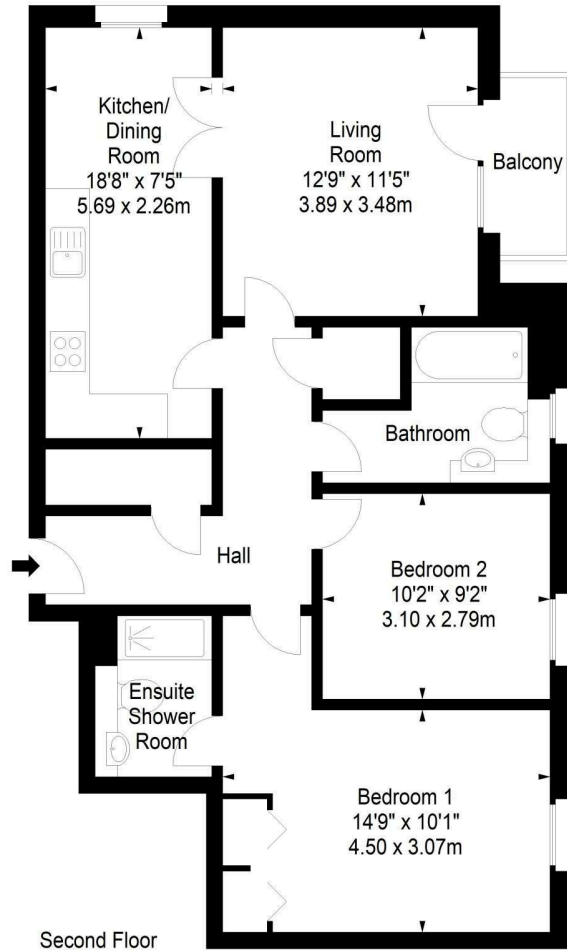
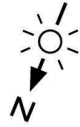




Slateford Gait,
Edinburgh,
Midlothian, EH11 1GU



Approx. Gross Internal Area
810 Sq Ft - 75.25 Sq M
For identification only. Not to scale.
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