



Exceptional two-bedroom B-Listed penthouse apartment in sought-after Slateford



Occupying a prime top-floor position within a well-maintained B-Listed development, this outstanding two-bedroom penthouse apartment offers a rare combination of character, space and spectacular panoramic views across Edinburgh towards Corstorphine Hill. At the heart of the home is a truly impressive double-height dining lounge, flooded with natural light and creating a striking sense of space. A stylish mezzanine level overlooks the living area and provides the perfect setting for a home office, reading area or additional living space, all while enjoying breath-taking views across the city skyline. The lounge also benefits from direct access to a private terrace, ideal for relaxing and enjoying good weather. The generous dining kitchen is thoughtfully designed with an excellent range of fitted units, appliances and a convenient breakfast bar, creating a sociable space for everyday dining. The principal bedroom is a particularly attractive retreat, featuring two skylights that enhance the bright and airy atmosphere, a dedicated dressing area, built-in wardrobes and a well-appointed en-suite bathroom. The room also enjoys direct access to the terrace. The second double bedroom is equally appealing and likewise benefits from terrace access, making it ideal for guests, family members or additional home-working requirements. A contemporary bathroom is finished to a high standard and comprises a walk-in shower with rainfall shower fitting, vanity unit, storage cabinet and extractor fan. Further accommodation includes a welcoming hallway with a deep storage cupboard and access to the attic, providing valuable additional storage space. Residents enjoy a range of practical amenities within this well-kept development, including a refuse chute on each floor, a generous, shared storage room, bin store, allocated parking space, visitors' parking and attractive communal grounds. This is a rare opportunity to acquire a distinctive and beautifully presented home offering character, flexibility and exceptional views, all within easy reach of Edinburgh city centre and the excellent amenities of Slateford.

Key Features

- Secure entrance gates to communal grounds
- Communal stair with lift
- Hallway
- Dining lounge with mezzanine
- Breakfasting kitchen
- Master bedroom with dressing area and ensuite bathroom
- Second double bedroom
- Shower room
- Electric heating and double glazing
- Private terrace
- Allocated parking space, visitors parking
- Communal grounds, shared bin store, shared store
- Factored by James Gibb approx. £612 per quarter





Slateford

Slateford is a long-established suburb, lying west of the Edinburgh city centre. There is a wide range of amenities which include local shops, banks, a post office, ASDA 24-hour supermarket at Chesser, Sainsbury's at Longstone, and the Edinburgh West Retail Park. Napier, Heriot-Watt, and Edinburgh universities area within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, and Pure Gym on Gorgie Road. Also close by are numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A70 and A71 whilst Slateford station offers rail commuting into the city centre.



Extras

All fitted floor coverings, light fittings, oven, hob, washing machine, dishwasher and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£305,000

EPC Rating

D

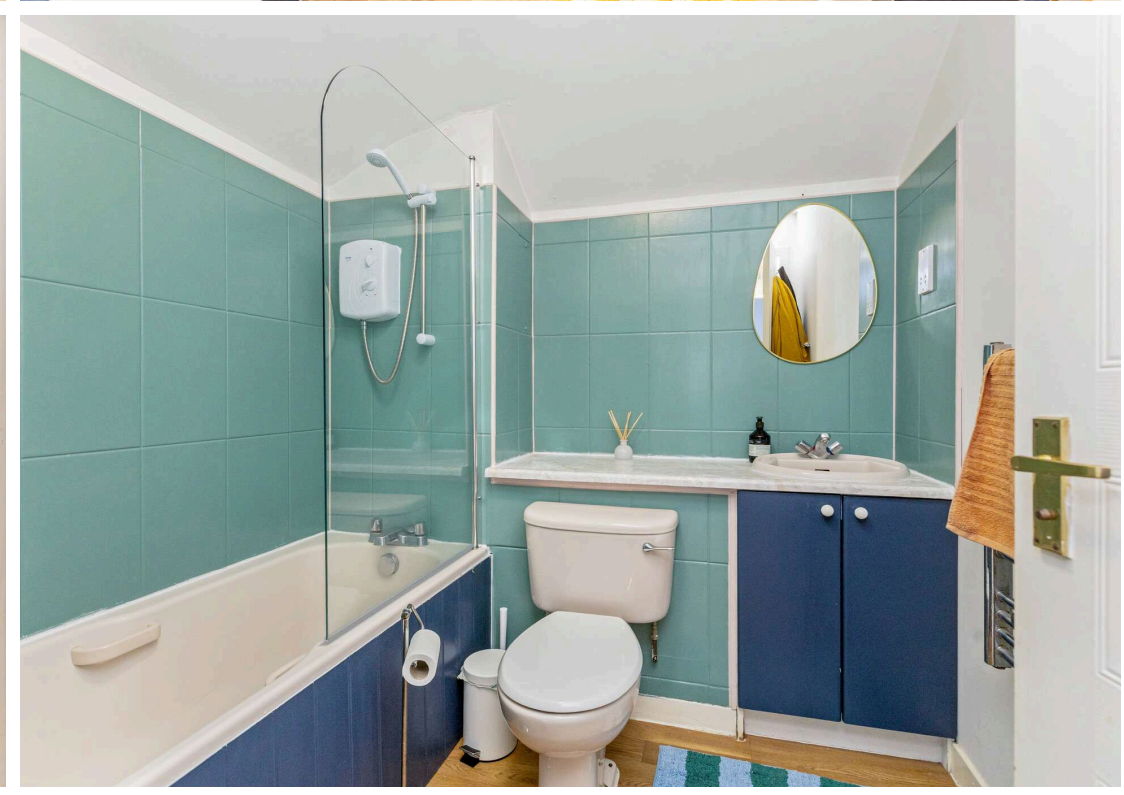
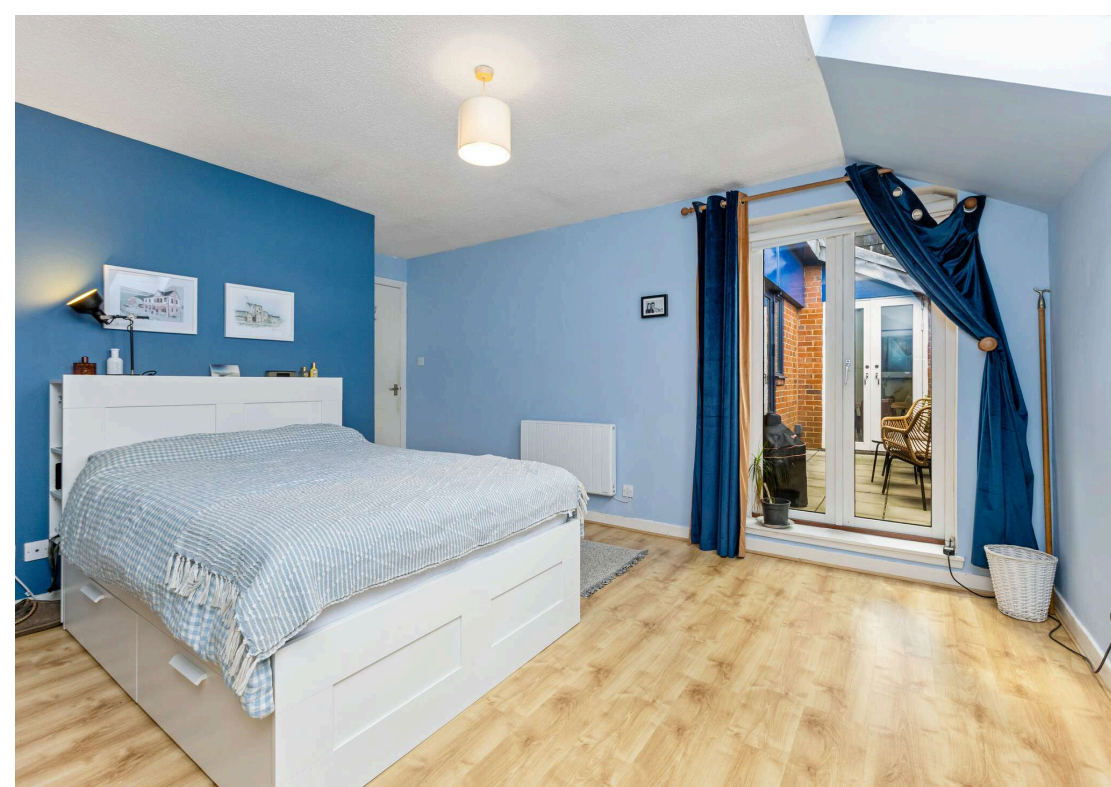
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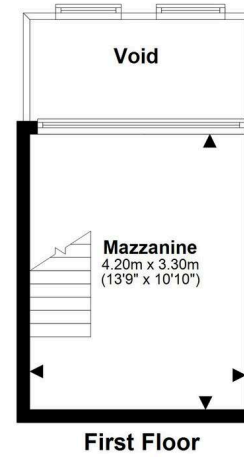
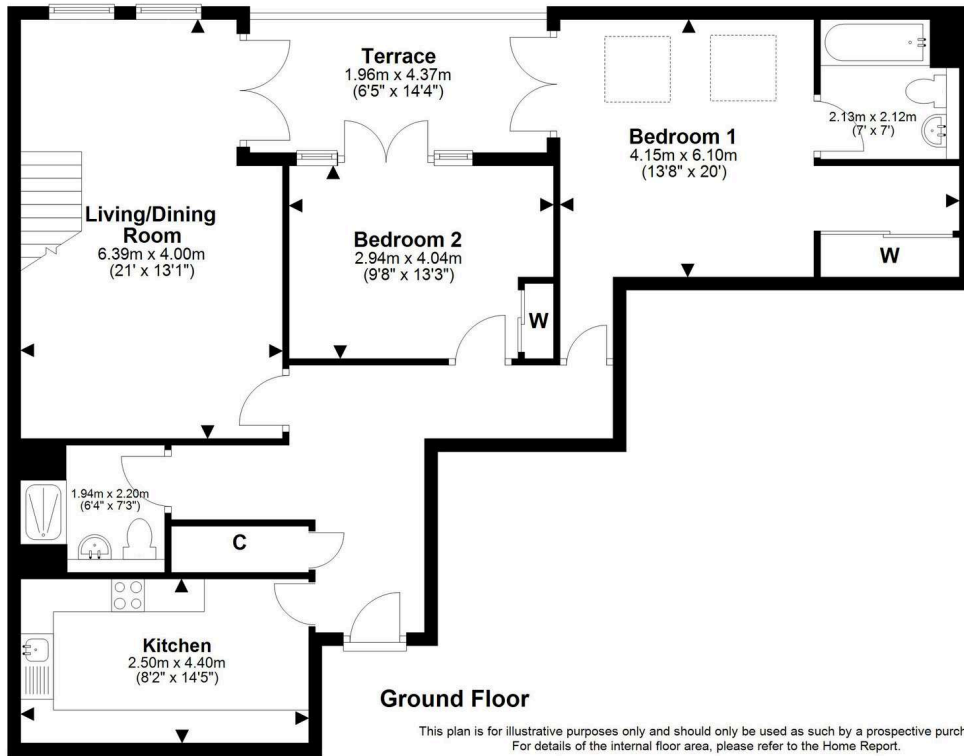
Freehold











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.



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