



24 (Flat 12) Slateford Gait, Slateford  
SLATEFORD | EDINBURGH | EH11 1GU

  
**warners**  
solicitors & estate agents



## 24 (Flat 12) Slateford Gait, Slateford

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Immaculately presented 2nd floor flat, forming part of a select modern development, offered to the market in true move-in condition.

This beautifully maintained property offers comfortable and well planned accommodation, accessed either by means of a well maintained stair or a fully serviced lift which leads to all floors. The living room enjoys a tranquil aspect to the rear of the building, and both this room and the adjoining kitchen are large enough to accommodate dining facilities if required. There are secure underground residents parking facilities and other bays throughout the development. Further amenities include a concierge and a well equipped gym for the use of all residents. The flat represents an excellent purchase for an individual, couple or small family or as a buy to let investment.

- Hall with excellent storage
- Living room with glazed door to balcony
- Fitted breakfasting kitchen
- Delightful master bedroom with built-in wardrobes
- Stylish en-suite shower room
- Further good sized double bedroom
- Bathroom with white suite and shower
- Gas central heating and double glazing
- Entryphone security system
- Private residents parking facilities
- Concierge
- Communal residents gym

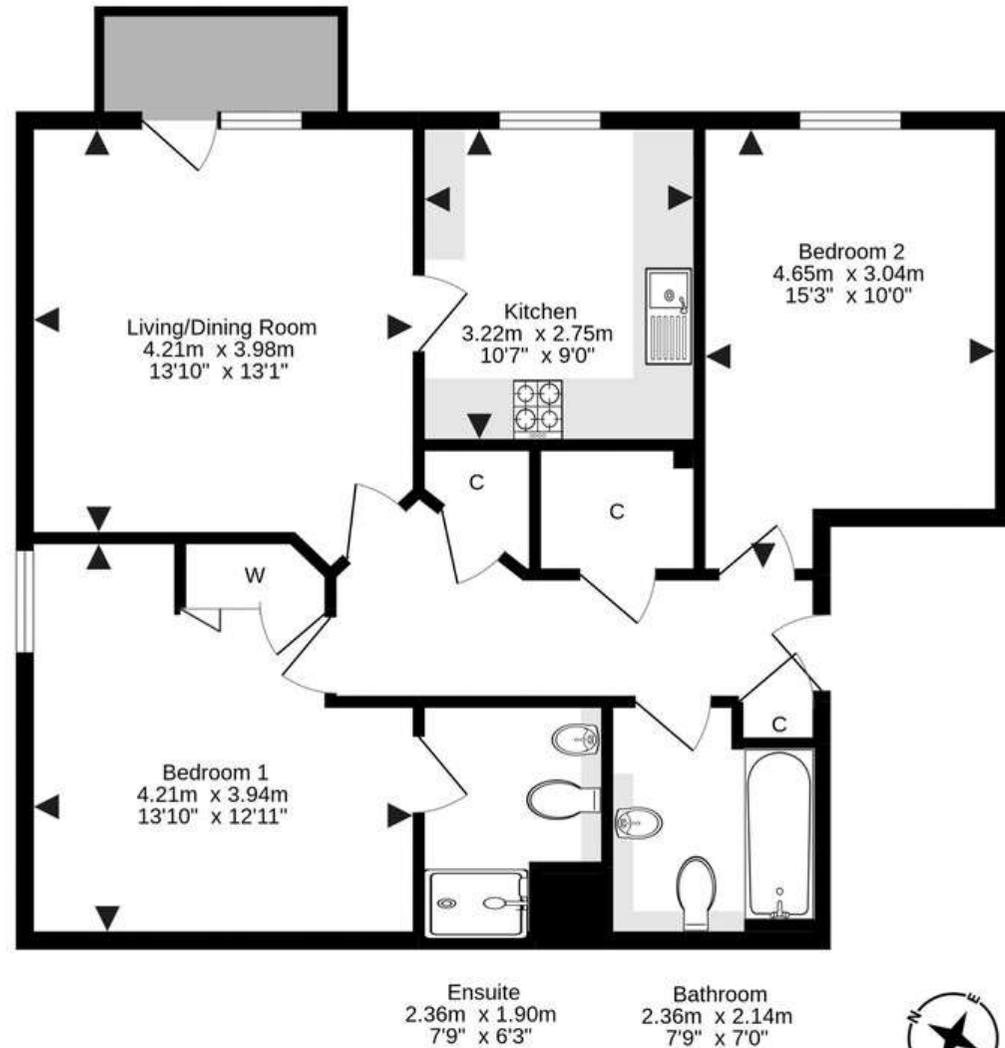
Extras: Oven, hob, washing machine and all fitted floorcoverings. EPC Rating B

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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. There is also 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.





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