

**43/7 Slateford Road
Edinburgh EH11 1PR**

Offers Over £400,000

- Large living room featuring ornate cornice, log burner and fantastic views
- Kitchen/diner fitted with a range of floor units, gas hob and electric oven
- Four double bedrooms with master featuring en-suite
- Modern shower room fitted with two-piece suite
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: C

Tenure: Freehold



2



4



2



EPC C



Flat

This superb top-floor double upper tenement flat, located in the highly sought-after Shandon area, is sure to appeal to a wide range of buyers. With its impressive open views and four generously sized double bedrooms, early viewing is strongly recommended to avoid disappointment.

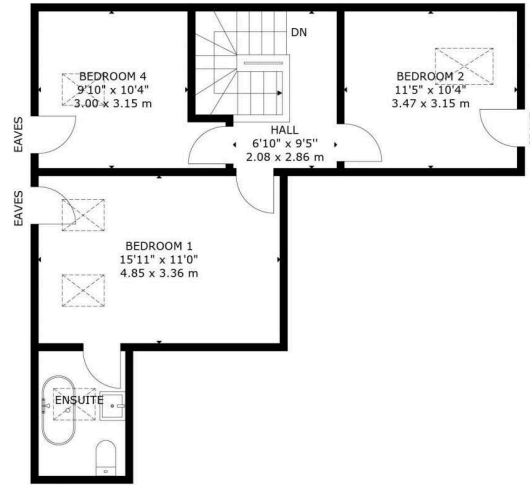
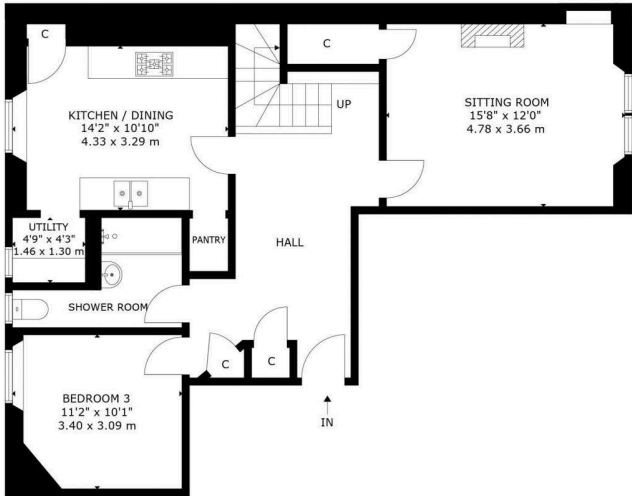
The accommodation features a stunning bay-window lounge, beautifully enhanced by ornate cornicing, a decorative ceiling rose, and a cosy log burner along with useful storage cupboard. The elevated position provides wonderful open views towards Corstorphine Hill, making this the perfect space to relax or entertain. The spacious kitchen/diner is fitted with a range of floor units, a gas hob with electric oven, a large pantry cupboard, and a useful utility area—white goods available by separate negotiation. The property offers four double bedrooms, with the principal bedroom benefiting from an en-suite complete with a modern three-piece suite. A further contemporary shower room includes a two-piece suite and a mains-fed walk-in shower with a luxurious rainfall shower head. The large, welcoming hallway is bright and airy, enhanced by natural light from the overhead skylight, and includes two handy storage cupboards. Additional benefits include double glazing, gas central heating throughout, and a fitted sprinkler system and internal fire doors, making the property suitable for HMO use (subject to application). Externally, there are well-maintained communal gardens to the rear, and on-street permit parking is readily available.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. For everyday needs, there is an excellent selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing by appointment on 0131 337 1800







43/7 SLATEFORD ROAD, EDINBURGH, EH11 1PR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,378 SQ FT / 128 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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