



Offers Over  
**£175,000**

## 79B/2 Slateford Road

Slateford | Edinburgh | EH11 1QW

This spacious and attractive ground floor flat is located in the popular residential area of Slateford close to fantastic local amenities, transport links, and with easy access to the City Centre. The property is bound to appeal to the first time buyers and young professionals. Presented to the market in true move-in condition.

- 1 Bedroom
- 1 Public room
- 1 Shower room
- Permit residents parking
- EPC rating – D
- Council tax band - C



## Description

In brief the accommodation comprises; secure communal entrance hallway shared with one other property, welcoming reception hallway with useful utility cupboard, spacious and bright lounge/dining, open plan to modern fitted kitchen with appliances, light and airy double bedroom with built-in storage cupboard and contemporary shower room with shower cubicle. Further benefits include double glazing and electric heating.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine. Other items of furniture may be available by separate negotiation.

## Parking & Factors

The property benefits from a residents car park located to the rear of the building.

A factoring fee is payable to Taylor & Martin which is approximately £26 per month for the upkeep of the communal areas.

## Viewing

By appointment through Neilsons (0131 625 2222).



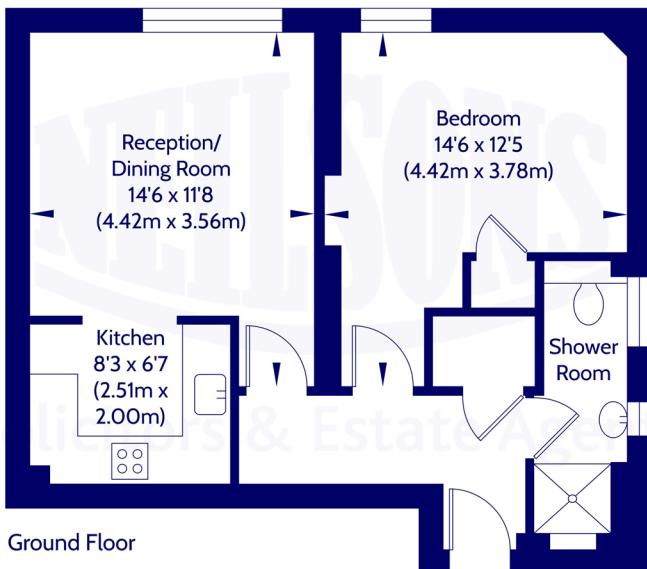


## Location

The property is located in the popular residential district of Slateford, to the southwest of the City Centre. The area is ideal for commuters with frequent bus services to the city and beyond, Slateford train station is a short walk away and there is easy access to the City bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport. Locally there is a choice of supermarkets and Edinburgh West Retail Park has a variety of shops including an M&S Foodhall. Neighbouring Gorgie & Dalry offer an abundance of day to day amenities, specialist shops, cafes and bars. Local recreational facilities can be found at Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the O2 Academy and World of Bowling and Football. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes.



Approx. Gross Internal Floor Area 44 Sq M / 473 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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