



3/1 Appin Place  
SLATEFORD | EDINBURGH | EH14 1PW

**warners**  
solicitors & estate agents



## 3/1 Appin Place

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Bright and spacious three bedroom apartment in a sought after modern development only a very short distance from excellent amenities and great transport links into the City Centre. This lovely property attracts an abundance of natural light and boasts two en-suite bedrooms and three balconies.

Entered via a secure common entry system to the property, the entrance hallway welcomes you and offers a handy box room and further storage cupboard. The living room has a leafy outlook with access to a private balcony. The fitted breakfasting kitchen has a good range of floor and wall units and integrated appliances, and gives access to a private balcony.

Two of the three bedrooms benefit from an en-suite shower room, the principal bedroom has a walk-in wardrobe and also boasts a private balcony. The family bathroom with vanity sink unit completes the accommodation.

The property also benefits from gas central heating, double glazing, shared communal gardens and underground car park.

- Bright and spacious first floor, three bedroom apartment
- Bright living room with access to private balcony
- Underground secure parking and residents parking at street level
- Principal bedroom with en-suite, walk in wardrobe and private balcony
- Two further bedrooms, one with en-suite and fitted wardrobes
- Fitted breakfasting kitchen with access to private balcony
- Bathroom with mains shower over bath
- Family bathroom
- Gas central heating and double glazing
- Fantastic storage options throughout including box room
- Security entry phone system
- Landscaped communal areas
- Factor Fees approximately £160 per month

Energy Rating: B, Council Tax: E

All fixtures, fittings, integrated appliances, curtains, blinds and lampshades are included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.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 as well as a large Asda supermarket at Newmarch 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.



