











Offers Over  
**£245,000**

## 1B/13 Slateford Gait

Slateford | Edinburgh | EH11 1GT

Forming part of an established modern development, this beautifully presented fifth (top) floor apartment is situated in the popular residential area of Slateford. The property is ideally positioned close to excellent local amenities and transport links, and is further enhanced by well maintained communal grounds. Residents benefit from secure underground parking, access to a communal gym, and a concierge service, making this an ideal purchase for first time buyers and professionals alike.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  Communal gardens
-  Secure underground parking
-  Lift
-  EPC rating – C
-  Council tax band - D



## Description

Accessed via the communal stairs or lift, the accommodation briefly comprises of a welcoming hallway with secure entryphone system, a bright and airy dual aspect lounge with a Juliet balcony, a fitted kitchen with a range of white wall and base units with coordinated worktops and subway style splashback tiling, principal bedroom with a built in wardrobe and en-suite shower room, second double bedroom, and a bathroom with a crisp white suite, heated towel rail and shower over the bath. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the electric oven and hob and fridge/freezer.

## Gardens and Parking

There are well maintained communal garden grounds and there is unallocated parking in a secure underground car park.

## Factoring

The communal areas and grounds are factored by Taylor & Martin at a cost of approximately £400 per quarter and this also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





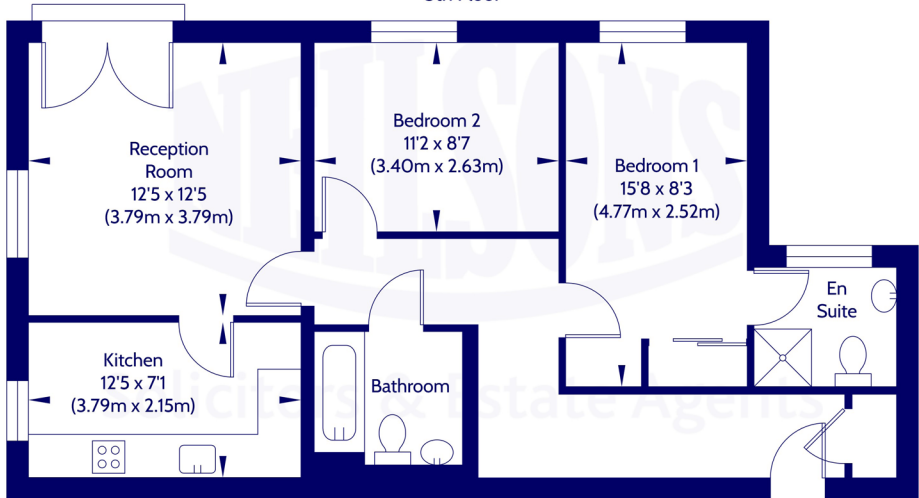
## Location

Slateford Gait forms part of the popular residential area of Slateford which is situated to the west of Edinburgh city centre. An excellent selection of shops can be found in the immediate vicinity including an M&S food hall, Aldi & Sainsbury's together with a 24 hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful Water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre and the Edinburgh Corn Exchange. Excellent bus services link the city centre and surrounding areas and the City Bypass is close at hand, giving access to central Scotland's main motorway network and Edinburgh Airport.



Approx. Gross Internal Floor Area 65.84 Sq M / 709 Sq Ft.

5th Floor



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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