



6/10 Appin Street
SLATEFORD | EDINBURGH | EH14 1PN


warners
solicitors & estate agents



6/10 Appin Street

SLATEFORD | EDINBURGH | EH14 1PN

Nestled within the heart of a modern development, moments from excellent amenities, quick transport links and vast open green spaces is this light-filled, spacious third floor apartment. Boasting manicured communal grounds, lift access, a balcony, ample parking, double glazing and gas central heating, this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming hallway with three storage cupboards and secure entry, a stylish kitchen/dining room and views of the Pentlands from dining area. The fully fitted kitchen currently comprises a gas hob, oven and fan, fridge/freezer, washing machine and dishwasher. There is also a bright and spacious living room with double aspect views of the Pentlands from the Juliet balcony and views of Corstorphine Hill from the balcony with room for a table and chairs. The master bedroom benefits from an en-suite shower room and built-in storage, alongside two further double bedrooms, one of which also includes built-in storage. Completing the accommodation is the bathroom with double waterfall shower over the bath and a heated towel rail.

- Manicured development close to excellent amenities and quick transport links
- Ample parking, bike store and lift access
- Stunning views of the Pentlands
- Welcoming hallway with three storage cupboards
- Spacious and bright living room with patio doors to balcony
- Contemporary kitchen with attractive units
- Three well-proportioned bedrooms
- Two bathrooms
- Gas central heating and double glazing

Energy Rating C, Council Tax Band E.

Fees payable to factor, James Gibb, approx. £250 per quarter.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



EXTRAS INCLUDED IN THE SALE; Integrated washing machine, dishwasher, hob and oven

Slateford is a suburb of Edinburgh which lies west of the City Centre. There are good everyday amenities available locally including small convenience stores as well as a large Sainsbury's supermarket at Westfield Road and a Marks and Spencer Foodhall, Asda and Lidl 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. Excellent local walks with Harrison Park nearby and the water of Leith path. 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.



