

**12/4 Slateford Green
Edinburgh EH14 1NF**

Offers Over £85,000

- Large living/dining room featuring open outlooks
- Kitchen fitted with a range of floor and wall mounted units, induction hob and double oven, integrated appliances and white goods included
- Three double bedrooms with master featuring wardrobes included and dressing area
- Family bathroom fitted with three-piece suite and mains shower over bath
- Shower fitted with two-piece suite and mains shower over the bath
- Communal heating system and double glazing
- Residents parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: Yes at 25%

Rental cost of remaining share £550 per month



1



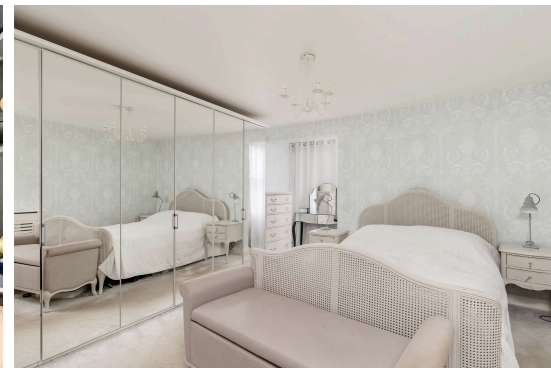
3



2



EPC C



First Floor Flat

Blair Cadell are delighted to bring to market this three bedroom flat forming part of an award winning development that is superbly located for swift access to the city centre. This is a 25% share of the property with Wheatley Homes East owning the remaining 75%.

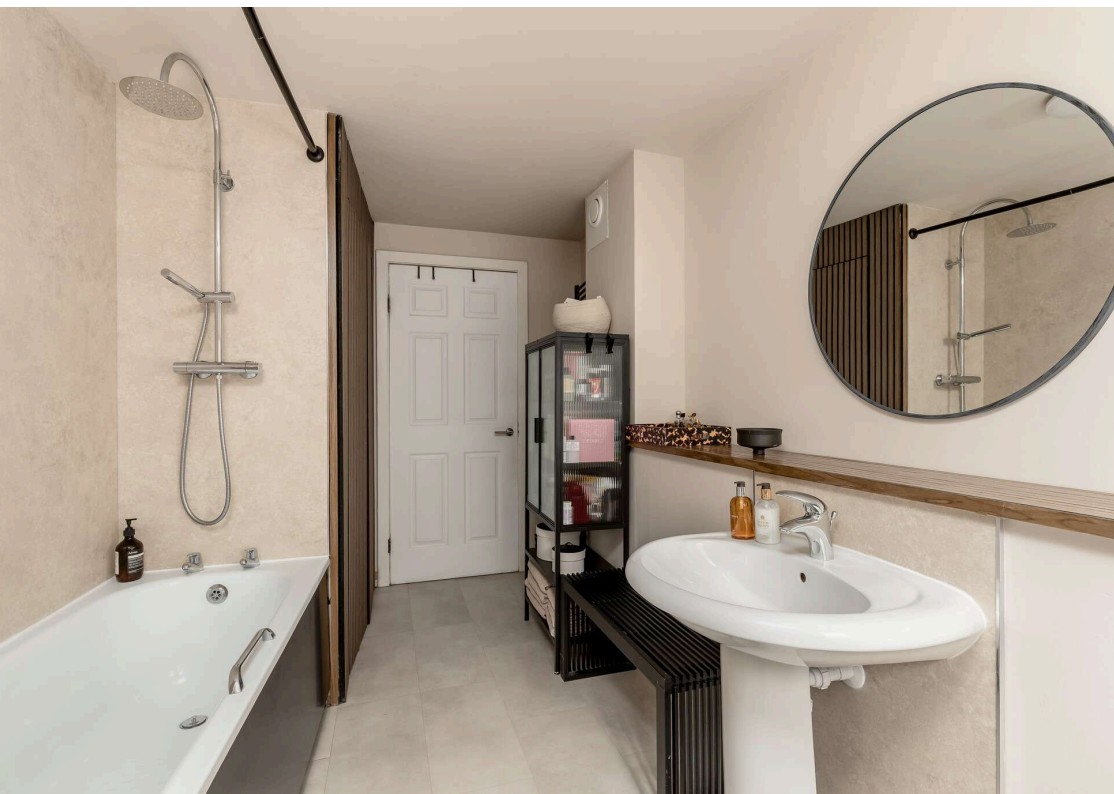
This stunning property is presented to the market in true turnkey condition. It comprises a spacious living and dining area, featuring fantastic views over the beautifully maintained communal gardens—an ideal setting for entertaining friends and family. The modern kitchen is well-equipped with a range of floor and wall-mounted units, an induction hob, double oven, and integrated appliances, with white goods included in the sale. There are three generously sized double bedrooms, with the principal bedroom benefiting from large built-in wardrobes and a dedicated dressing area. The sleek family bathroom is fitted with a contemporary three-piece suite and a mains shower over the bath, while an additional shower room offers a two-piece suite with a mains shower. Further benefits include double glazing throughout and an efficient communal heating system. Externally, the property enjoys access to beautifully maintained communal gardens and resident parking.

For the 75% that will continue to be owned by Wheatley Homes East, the monthly rent is £550.38, which includes factoring fee and buildings insurance in addition to any personal mortgage payment. 75% of the property is owned by Wheatley Homes East and an application to them should be made, prior to submitting an offer for the property. For additional information and an application form, please visit the following website link - <https://www.wheatleyhomes-east.com/my-home/home-and-sharing-owners/sharing-owners>

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. There are numerous bus services available on the main road both into and out of the city centre. The tram and train services are accessible a short journey away at Haymarket, with Slateford Train Station within close proximity. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl, two large Sainsbury's, as well as smaller local convenience stores. Leisure amenities nearby include Fountain Park and the Corn exchange Village, between them offering a cinema complex, bowling alley, gym and restaurants. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal, Harrison and Saughton Park & Gardens

Viewing by appointment on 0131 337 1800

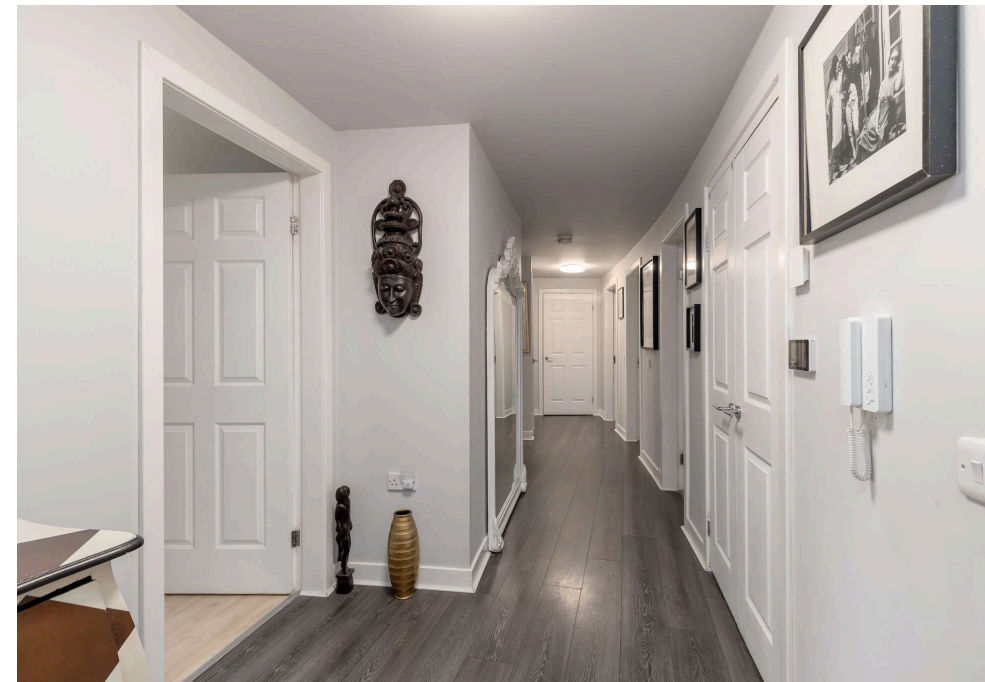
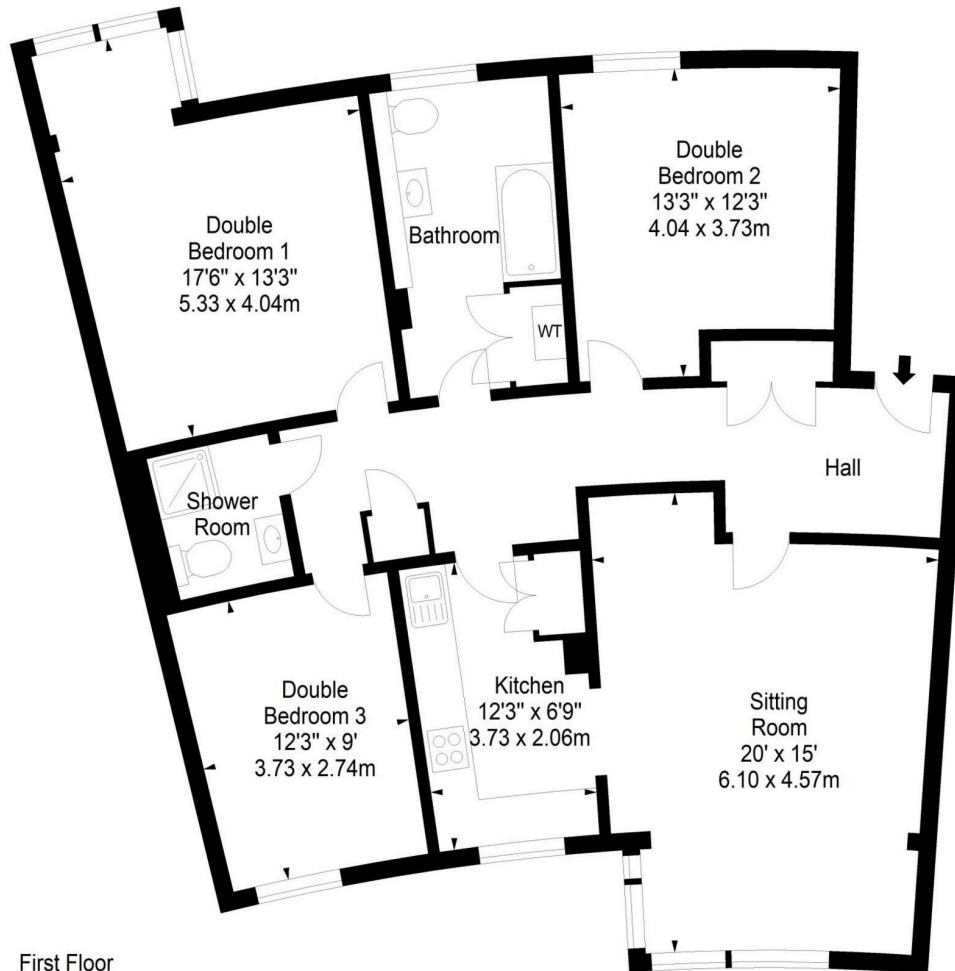




Slateford Green,
Edinburgh, EH14 1NF



Approx. Gross Internal Area
1153 Sq Ft - 107.11 Sq M
For identification only. Not to scale.
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