



RALPH SAYER
SOLICITORS & ESTATE AGENTS

11/16 Slateford Gait

Slateford, Edinburgh, EH11 1GW

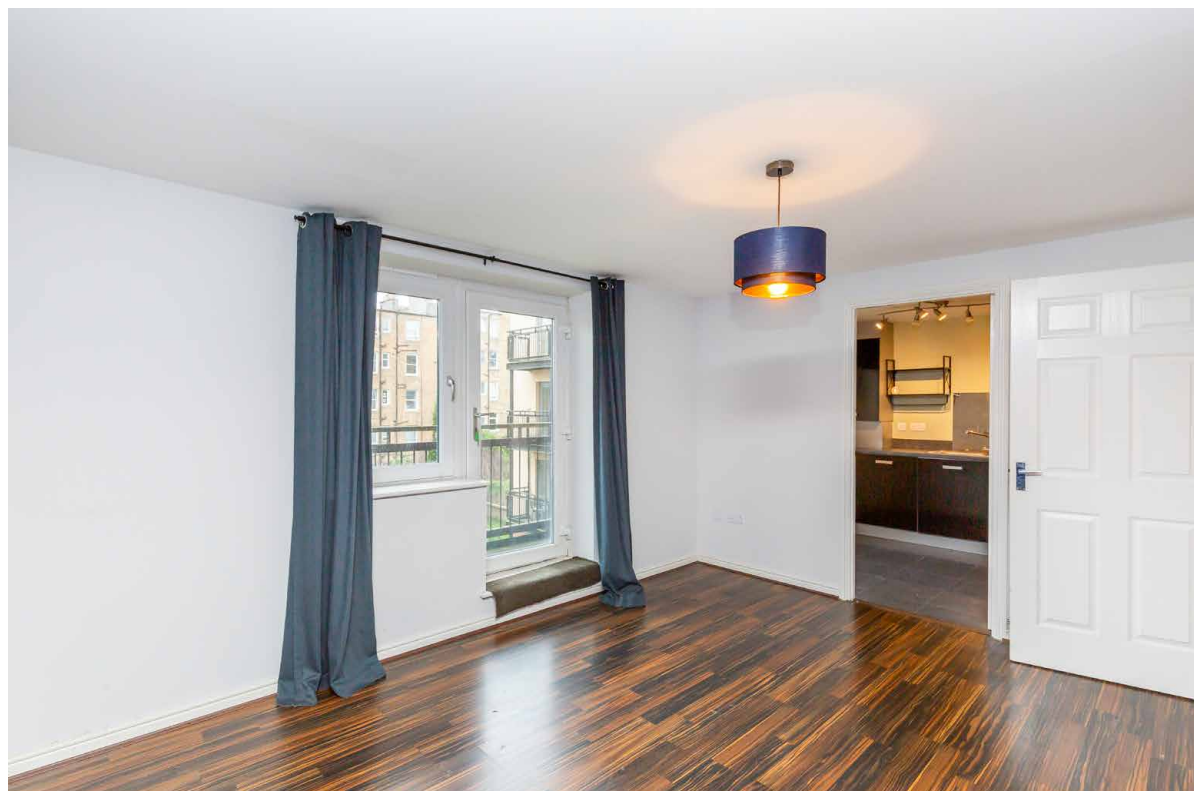
11/16 Slateford Gait

Part of a sought-after development in Slateford, this modern three-bedroom second-floor flat has a desirable location, close to excellent amenities and a short 10-minute drive from Edinburgh's fashionable West End. The home boasts bright and airy accommodation with attractive decoration and quality finishings. It includes a reception area opening out onto a private balcony, a good-size kitchen, and the advantage of an en-suite and a family bathroom (equipped with an over-bath shower). Adding to its charm, the development also provides carefully maintained shared gardens and residents' parking. Plus, it offers a concierge service and even a residents' gym.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, and extractor hood), a freestanding fridge/freezer, and a washing machine to be included in the sale. Factor: the development is factored by Taylor & Martin for the approximate fee of £106 per month. This cost includes the upkeep of communal areas, including garden maintenance, and block buildings insurance.

Property Summary

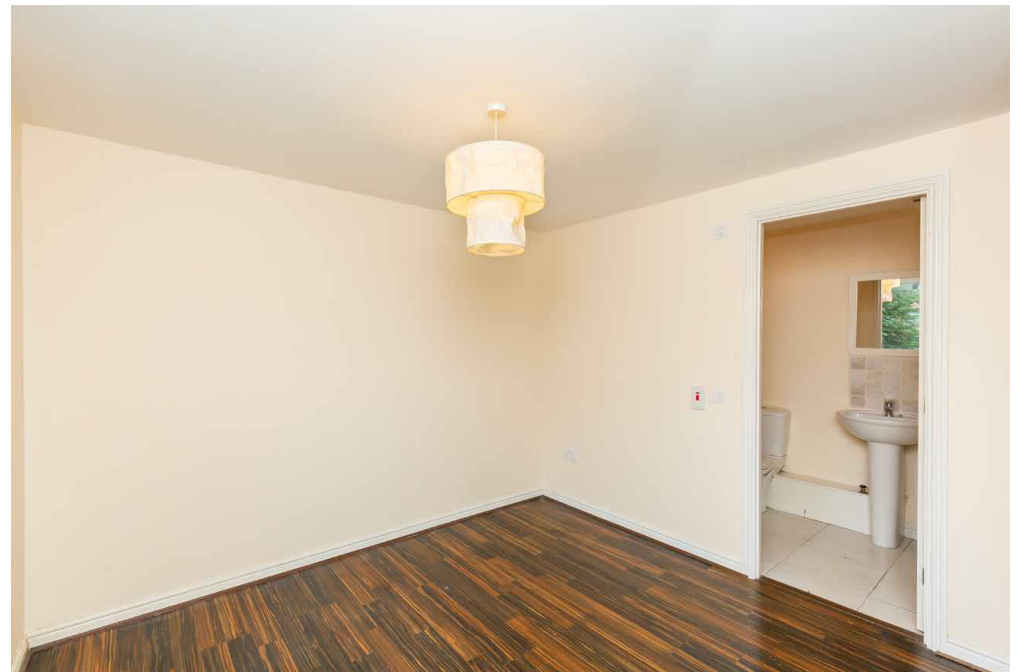
- A bright and spacious second-floor flat
- Part of a popular modern development
- Convenient location in Slateford
- Broad entrance hall with built-in storage
- Spacious living/dining room with private balcony
- Fitted kitchen that is well appointed
- Principal suite with a built-in wardrobe
- Two further bedrooms
- Three-piece en-suite shower room
- Family bathroom with a three-piece suite
- Well-maintained communal garden
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E | HR value £290,000







Spacious living/dining
room with private balcony
and a fitted kitchen that is
well appointed







Principal suite with a
three-piece en-suite shower
room, two further bedrooms
and a family bathroom with a
three-piece suite





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

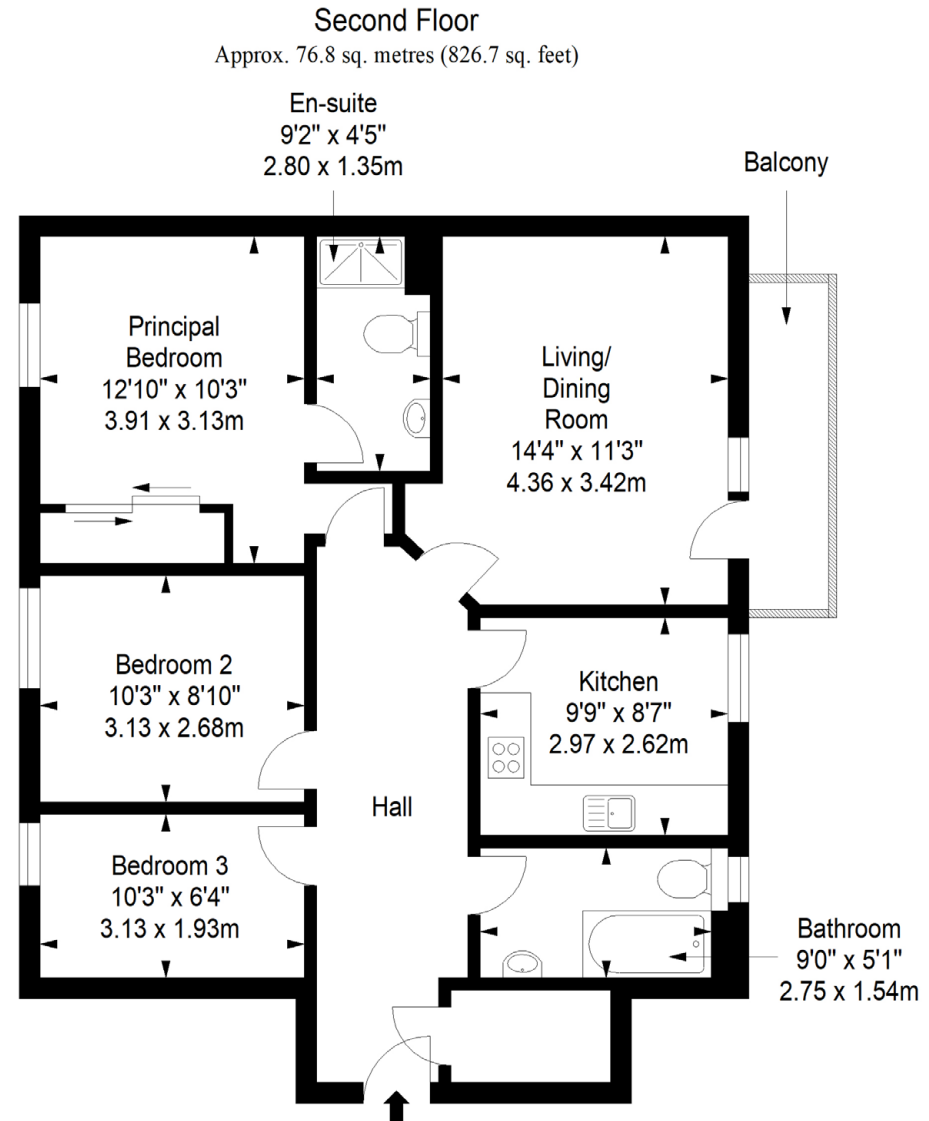


CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 76.8 sq. metres (826.7 sq. feet)