12/6 Appin Place

SLATEFORD | EDINBURGH | EH14 1NJ

warners
solicitors & estate agents

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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 second floor three-bedroom apartment. Boasting manicured communal grounds, lift access, two balconies, 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 storage cupboard and secure entry, a stylish kitchen/dining room with two separate balconies and boasting views of the Pentlands. The fully fitted kitchen currently comprises a breakfast bar, gas hob, oven and fan, fridge/freezer, dishwasher, pantry and utility room with a washing machine.

There is also a bright and spacious living area with access out onto the balcony and three bedrooms with built in storage, further views of the Pentlands and the master with an en-suite shower room. Completing the accommodation is the bathroom with shower over the bath. Early viewing is recommended.

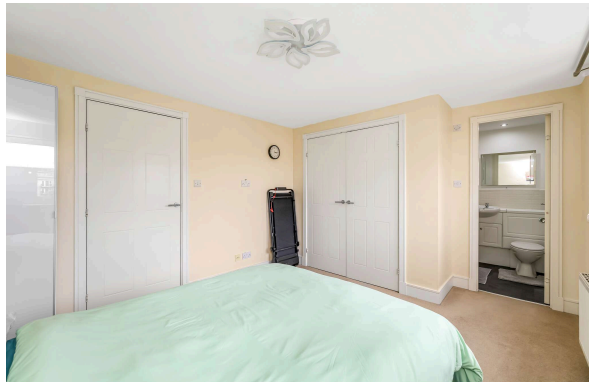
- Manicured development close to excellent amenities and quick transport links
- Ample parking, bike store and lift access
- Stunning Views of the Pentlands
- Welcoming hallway with storage
- Bright dual aspect living room with two Balconies
- Contemporary kitchen with attractive units
- Three well-proportioned bedrooms
- 2 en suite bathrooms and 1 family bathroom.
- Gas central heating and double glazing

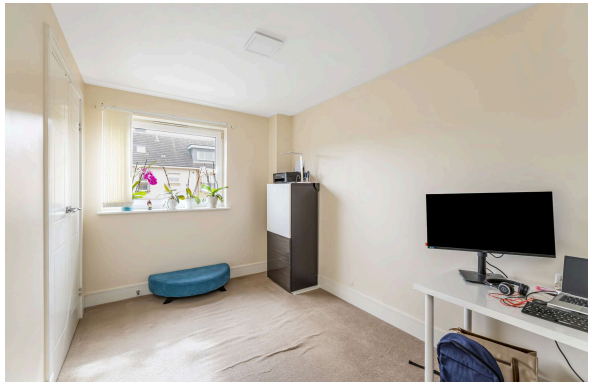
Factor Fees payable to James Gibb, approximately £400 per quarter.
Energy Rating B, Council Tax E

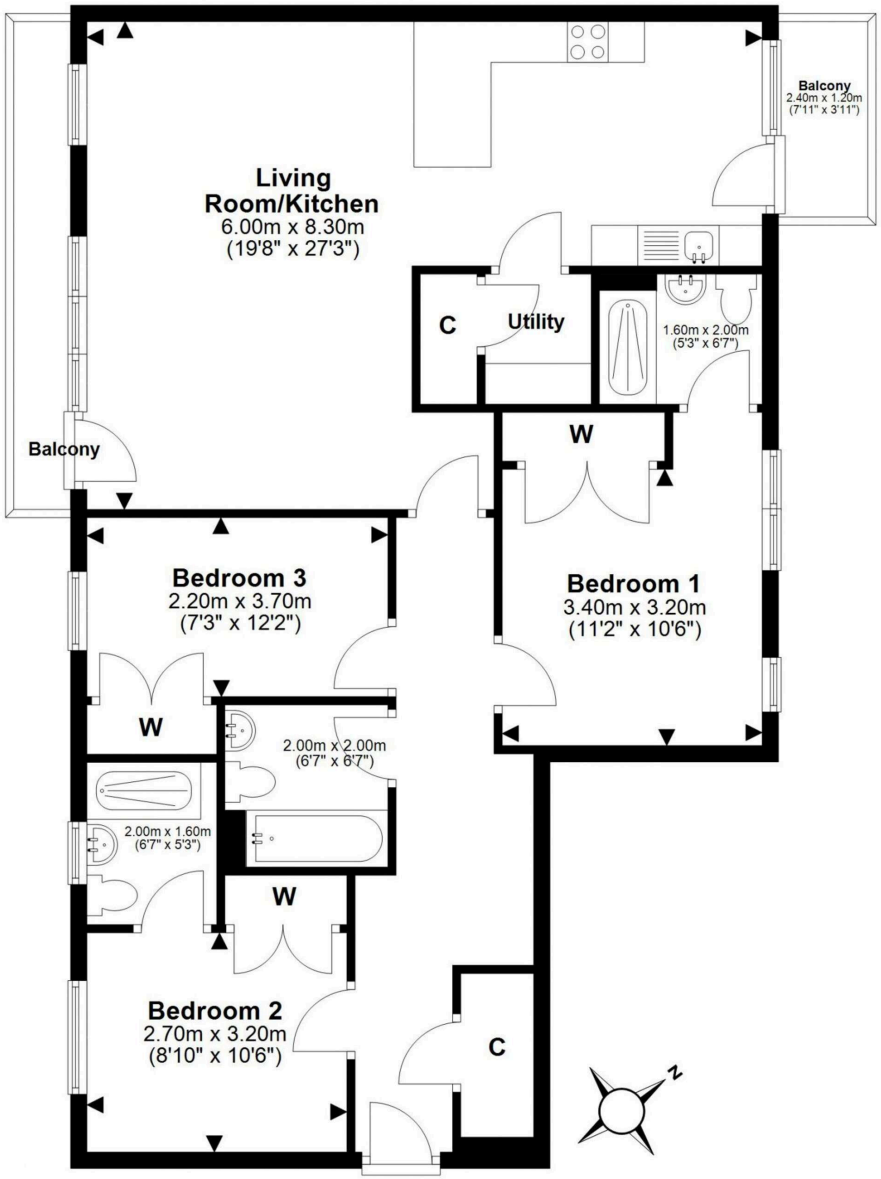
All fixtures, fittings, integrated kitchen appliances, light in dining area, light in bedroom 3 and blinds on kitchen french doors will be included in the sale. The light fixtures in living room and bedrooms 1 and 2 will not be included in the sale. All other blinds and other items of furniture are available under separate negotiations.

PRICE & VIEWING: Please refer to our website, www.warnersllp.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 Sainsbury's supermarket at Westfield 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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.