



1B Flat 1 Slateford Gait, Edinburgh, EH11 1GT



Welcome

A bright and well-proportioned second-floor apartment, forming part of a modern and popular residential development with lift and stair access. Offering spacious accommodation throughout, this attractive property is ideally suited to first-time buyers, professionals, downsizers or investors alike.

The accommodation comprises a welcoming lounge of excellent proportions, flooded with natural light from French doors opening to a Juliet balcony and enjoying pleasant open views. The lounge provides direct access to the fitted kitchen, which offers a good range of wall and base units, ample worktop space and room for a small breakfast bar or dining area.

The principal bedroom is generously sized and benefits from built-in storage along with an en-suite shower room comprising a shower cubicle, wash hand basin and WC. The en-suite also enjoys natural light and ventilation from a window. A second double bedroom offers flexible accommodation and is ideal as a guest room, home office or additional bedroom.

Completing the accommodation is the family bathroom, fitted with a bath, wash hand basin and WC, together with a useful storage cupboard located within the hallway.

This excellent apartment combines comfortable modern living with a convenient location, making it an ideal place to call home.





Slateford

Slateford Gait enjoys a convenient location to the west of Edinburgh's city centre, offering an excellent balance of city living and everyday convenience. The area is well served by a wide range of local amenities, including supermarkets, shops, cafés and leisure facilities, while nearby Fountain Park offers a cinema, restaurants and a gym.

Excellent transport links are available, with regular bus services, railway station (approx 14 mins walk way) and easy access to the City Bypass, Edinburgh Airport and the motorway network. For outdoor enthusiasts, the Union Canal and nearby green spaces provide pleasant walking and cycling routes.

The property is ideally placed for commuters and those seeking easy access to the city centre, making it a popular choice with professionals, first-time buyers and investors alike.

Extras

The property is sold as seen and includes window coverings



Get in touch

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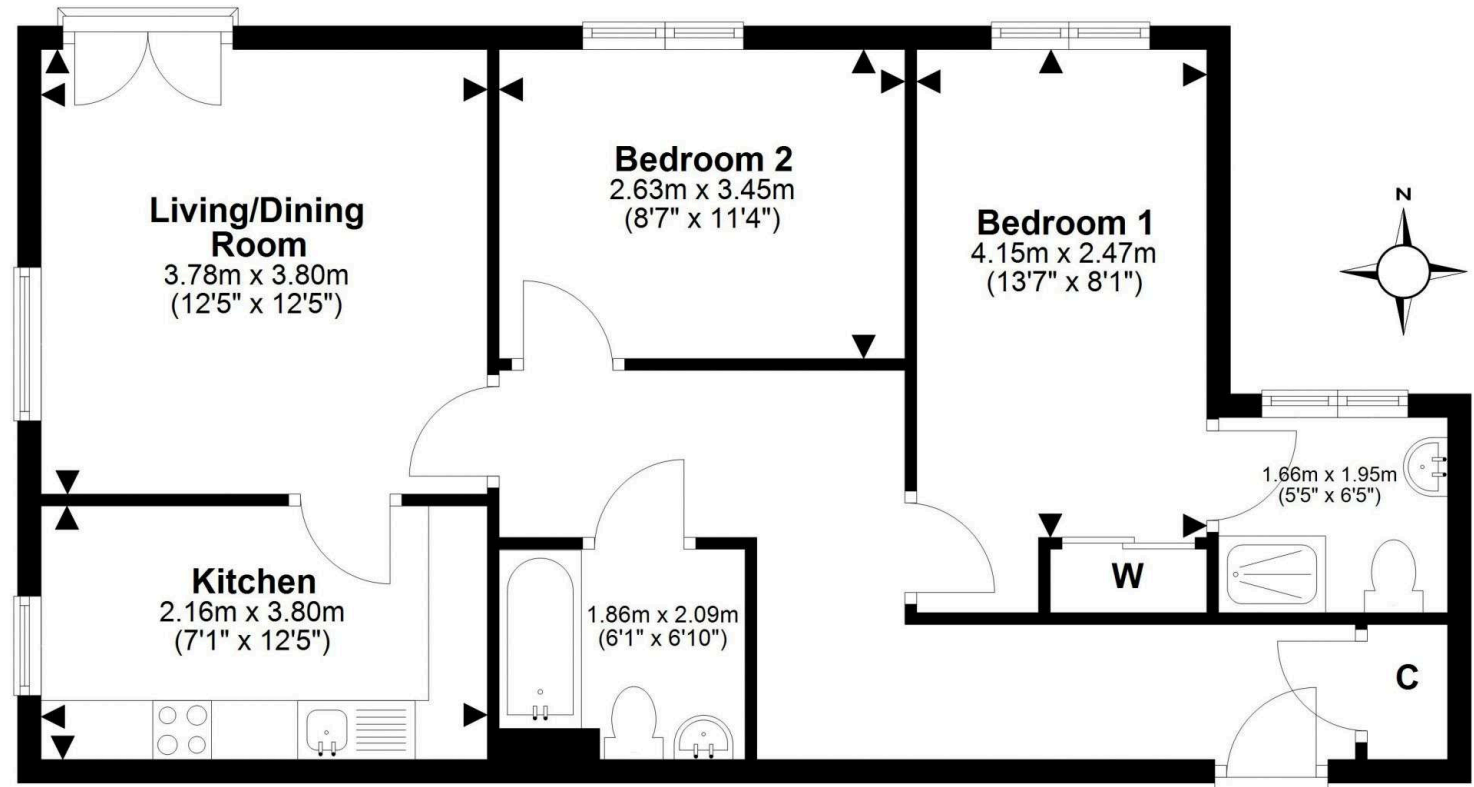
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EH22 1JB

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.