



Offers Over  
**£250,000**

## 8/7 Appin Place

Slateford | Edinburgh | EH14 1NJ

Forming part of a well-maintained modern development in the heart of Slateford, this impressive and spacious two-bedroom second floor flat offers contemporary living with excellent amenities and transport links right within easy reach. Boasting generous proportions throughout, a private balcony, and well-kept communal grounds, the property will appeal to a wide range of buyers, including professionals, first-time purchasers, and investors.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Communal gardens
-  Residents parking
-  EPC Band - B
-  Council Tax Band - D



## Description

A welcoming entrance hallway sets the tone, complemented by useful built-in storage. The bright and spacious lounge diner enjoys a wonderful dual-aspect outlook and provides ample room for both relaxation and entertaining. Double doors lead into the fully fitted kitchen, complete with a range of integrated appliances, partially tiled splash areas, and space for a breakfast table. From the lounge, sliding doors open onto a fantastic private wrap-around balcony – an ideal spot for morning coffee or evening downtime. The principal double bedroom is generously proportioned, featuring large windows, an integrated double wardrobe, and plenty of room for additional freestanding furniture. Its en-suite shower room offers a double cubicle, partial panelling, and a wall-to-wall mirror. The second double bedroom is equally impressive, benefiting from a rear aspect, double Juliet balcony, and its own integrated wardrobe. The bathroom completes the accommodation, finished with partial tiling, and shower over bath.

Additional benefits include a secure door entry system, gas central heating with a new boiler installed in June 2024, and double glazing throughout.

The property is factored for maintenance of the shared areas, with a quarterly fee of approximately £400. This also includes the insurance for the common block insurance policy.



## Gardens & Parking

Externally, the development offers well-tended communal garden grounds and a mix of unallocated parking spaces, including secure underground parking.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge, freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





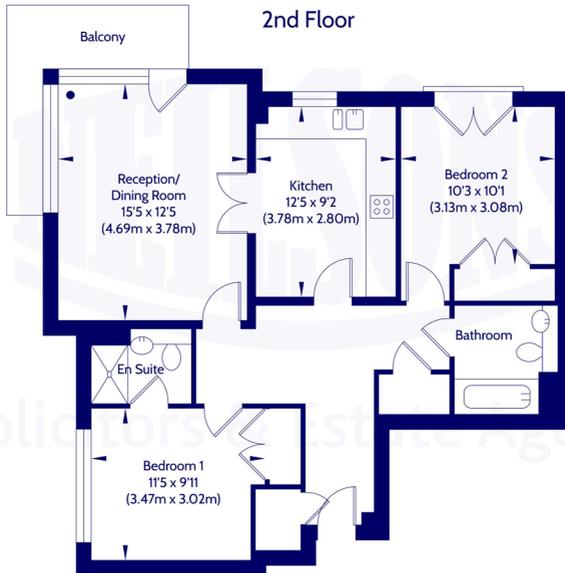
## Location

Slateford is situated to the south west of the City Centre and is conveniently located for Edinburgh Napier University and those wishing to commute into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury's Superstore off Westfield Road together with exceptional local day to day amenities available within nearby Gorgie. A Lidl Store is just a short walk from the property. Local recreational facilities can be found at the Corn Exchange Village, including ten pin bowling, snooker and indoor football. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. Edinburgh West Retail Park is located just opposite the Corn Exchange and includes an Aldi, M&S and Costa. The property is conveniently located for the Saughton Rose Gardens, the Water of Leith and the Union Canal walkways, which provide pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the City Centre as well as the Airlink bus service to Edinburgh Airport. In addition, easy access is available to the city by-pass which provides a quick link to the M8/M9/M90/A1 road network.





Approx. Gross Internal Floor Area 76 Sq M / 822 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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