



165/19 The Maltings, Slateford Road, Edinburgh, EH14 1PD



Welcome

Welcome to The Maltings, a superb opportunity to acquire a stylish one-bedroom apartment set within the highly regarded Maltings development in the popular Slateford area of Edinburgh, forming part of a well-maintained and professionally factored block, the property benefits from secure entry, attractive communal areas and an allocated residents' parking space. Further benefits include double glazing, electric heating, lift access. The development is quietly positioned whilst remaining exceptionally well connected to Edinburgh City Centre, the City Bypass and Edinburgh Airport, with excellent public transport links and local amenities nearby. Presented to the market in excellent order we would recommend an early viewing.

- Converted former maltings - B listed
- Reception hallway with useful storage
- Living/dining room
- Fully fitted kitchen
- Double bedroom
- Bathroom presented as a shower room
- Electric heating and double glazing
- Lift access
- Secure entry
- Communal grounds
- Allocated parking space - number 68





Slateford

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep including Fountain Park Leisure Centre. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

Agent Notes

The white goods, curtains, blinds and fitted floor covering are included. The development is factored by James Gibb with an approx. annual charge of £2,300 to include a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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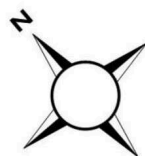
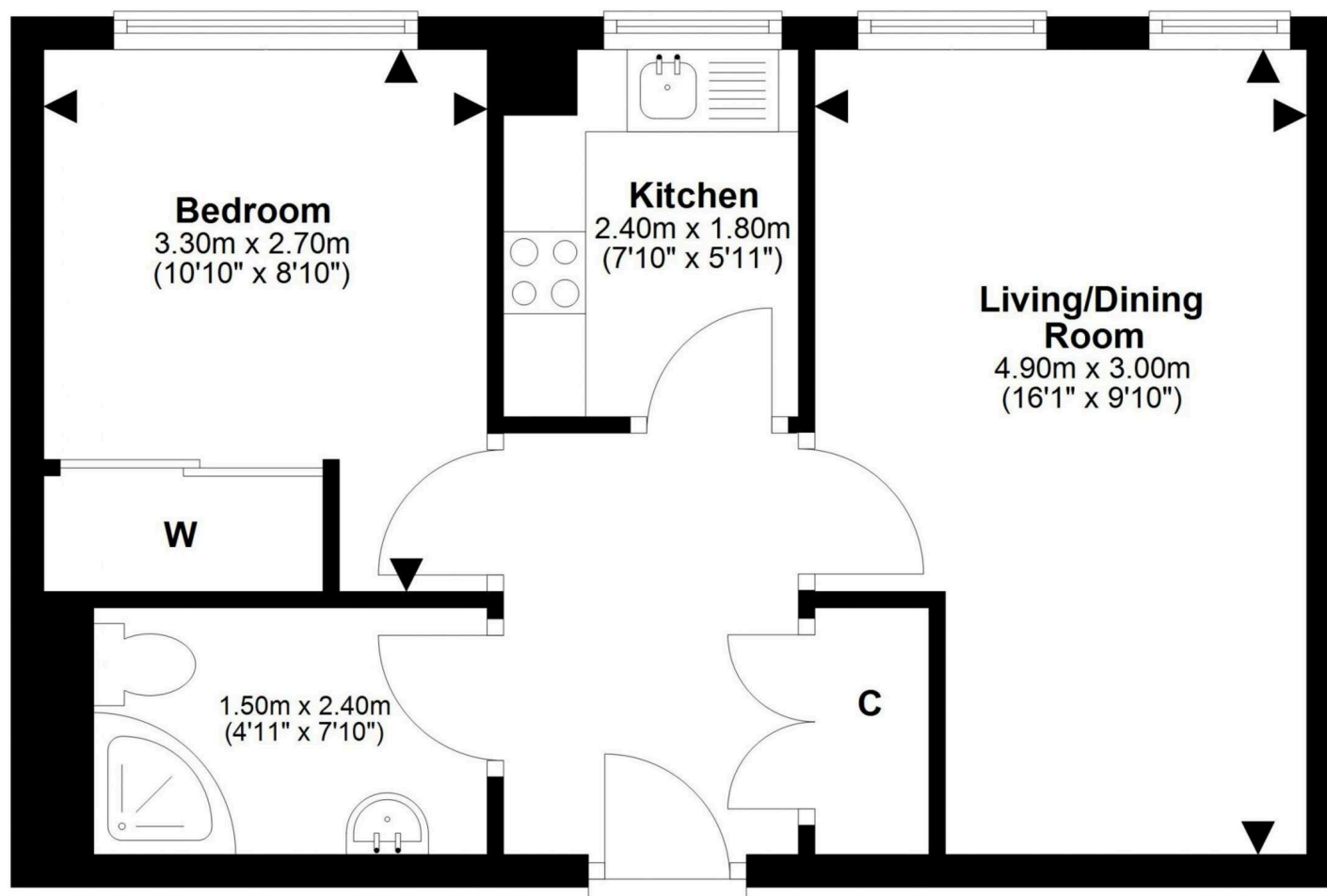
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EH22 1JB

Bruntsfield Office:

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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.