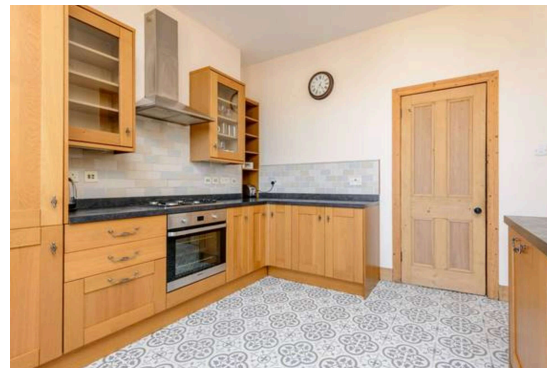
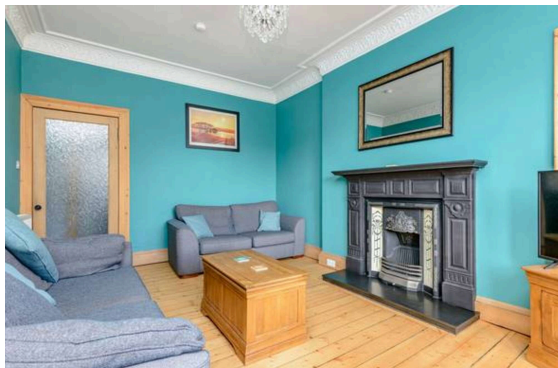
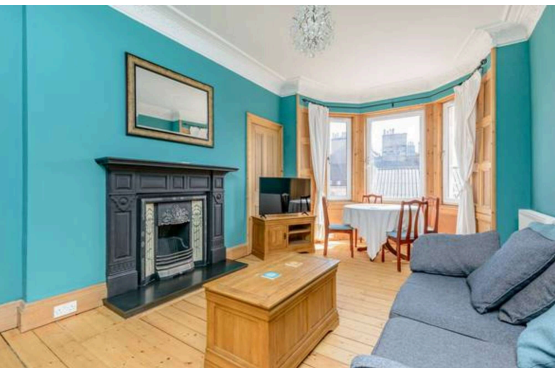


**80/12 Slateford Road
Edinburgh EH11 1QU**

Offers Over £255,000

- Bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of wall and floor mounted units, gas hob and electric oven, pantry cupboard and white goods included
- Large double bedroom
- Shower room fitted with two-piece suite and mains walk in shower
- Utility room
- Box room
- Gas central heating and double glazing
- Communal garden

**Council Tax Band: C
Tenure: Freehold**



Flat

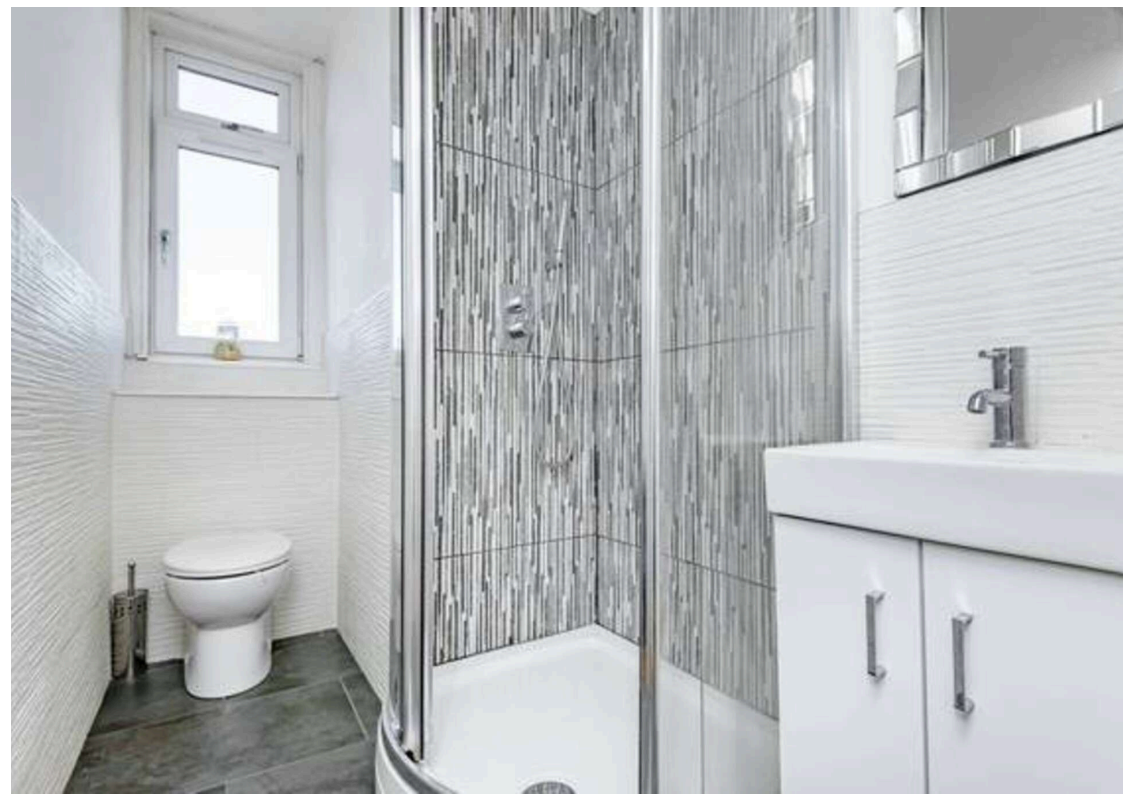
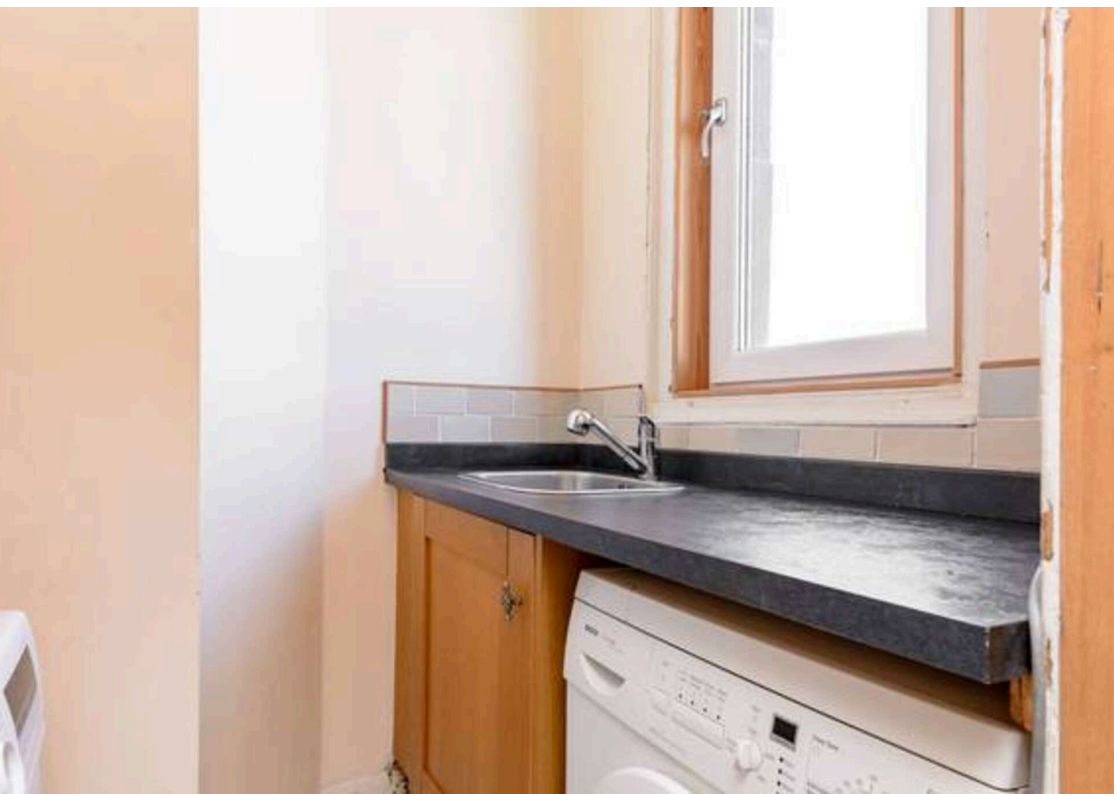
This superb tenement flat on the ever-popular Slateford Road enjoys excellent transport links to the city centre and beyond. The property will appeal to a wide range of buyers and early viewing is highly recommended.

The accommodation is centred around a bright and generously proportioned bay-windowed living and dining room, enhanced by ornate cornicing and a charming decorative fireplace, creating a welcoming space for both everyday living and entertaining. The well-appointed kitchen/diner is fitted with a range of wall and base units, a gas hob with electric oven, and white goods which are included in the sale. A large pantry cupboard provides particularly useful additional storage. To the rear of the property is a spacious double bedroom, peacefully positioned and enjoying open views towards Corstorphine Hill and features a decorative fireplace. A generous box room, offers excellent versatility and would be ideal as a home office or occasional guest bedroom. The bathroom is fitted with a two-piece suite and benefits from a mains-powered shower. A separate utility room further enhances the practicality of the home, offering additional storage space. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, the property enjoys access to a large communal rear garden, while on-street permit parking is readily available.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. There are numerous bus services available on the main road both into and out of the city centre. The tram and train services are accessible a short journey away at Haymarket, with Slateford Train Station within close proximity. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl, two large Sainsbury's, as well as smaller local convenience stores. Leisure amenities nearby include Fountain Park and the Corn exchange Village, between them offering a cinema complex, bowling alley, gym and restaurants. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal, Harrison and Saughton Park & Gardens.

Viewing by appointment on 0131 337 1800

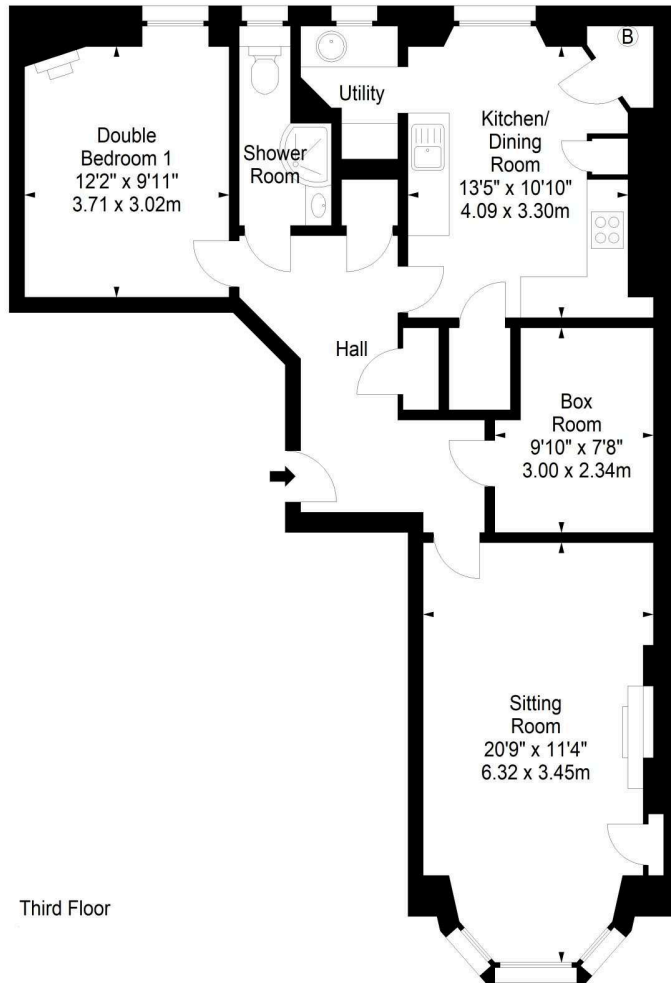




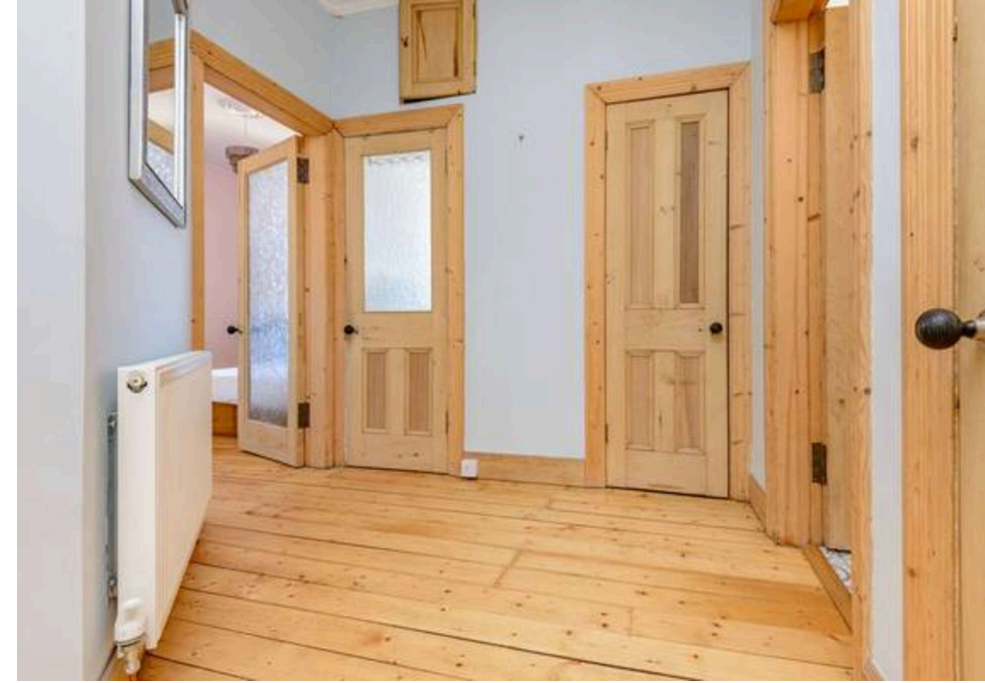
Slateford Road,
Edinburgh,
EH11 1QU



Approx. Gross Internal Area
812 Sq Ft - 75.43 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



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