



Flat 21, 24 Slateford Gait, Edinburgh

Fixed Price £240,000



Flat 21

24 Slateford Gait, Edinburgh

FIXED PRICE £20,000 BELOW HOME REPORT VALUE
Modern 2-bed apartment with balcony, ensuite, separate kitchen, underground parking, concierge, and free gym access. Great location in Slateford.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Private parking space in a secure underground car park
- Free access to a nicely equipped residents' gym, located in the building next door
- Concierge service in the main building – ideal for deliveries and extra security
- Secure entry system and well-maintained communal areas
- Lift access to all floors
- Bright living room with direct access to private balcony
- Well-maintained modern development
- Ideal for professionals, families, or investors



Kitchen

8' 3" x 9' 0" (2.52m x 2.74m)

The separate kitchen is well-equipped with modern cabinetry, integrated appliances and plentiful worktop space. The layout is practical, with room to move and cook comfortably. There is ample space to install a breakfast bar, creating the perfect spot for casual dining, morning coffee, or additional prep space. This separation from the living area also ensures that cooking smells stay contained — a feature many buyers appreciate.

Living room

12' 1" x 12' 10" (3.68m x 3.92m)

A bright and inviting lounge space, ideal for both relaxing and entertaining. The room benefits from excellent proportions and plenty of natural light thanks to large windows and direct access to a private balcony — perfect for enjoying a morning coffee, reading a book, or unwinding in the fresh air. There's ample space for a large sofa set, media unit, coffee table, and even a dining area. The seamless flow between indoor and outdoor space makes this room a standout feature of the home, offering a rare sense of openness and connection to the outdoors in a city apartment.



Family bathroom

6' 3" x 10' 1" (1.90m x 3.08m)

The family bathroom is exceptionally spacious, much larger than average for modern developments. It features a full-sized bathtub, fitted with a glass shower screen and overhead shower — perfect for both relaxing baths and quick morning routines. The elegant finish and neutral palette give it a luxurious, hotel-style feel.



Master bedroom

9' 7" x 11' 6" (2.93m x 3.51m)

The master suite is a true retreat – bright, spacious and thoughtfully designed to offer both comfort and functionality. There is ample space for a king-sized bed, bedside tables, large wardrobes, and even a dressing table or reading nook. Natural light floods in through large windows, creating a peaceful atmosphere.

En-suite

6' 2" x 7' 6" (1.89m x 2.28m)

Adjoining the room is a private ensuite bathroom, tastefully finished in neutral tones and equipped with a walk-in shower, modern tiling, a WC, and wash basin. The ensuite adds a touch of privacy and convenience, ideal for couples or busy professionals.

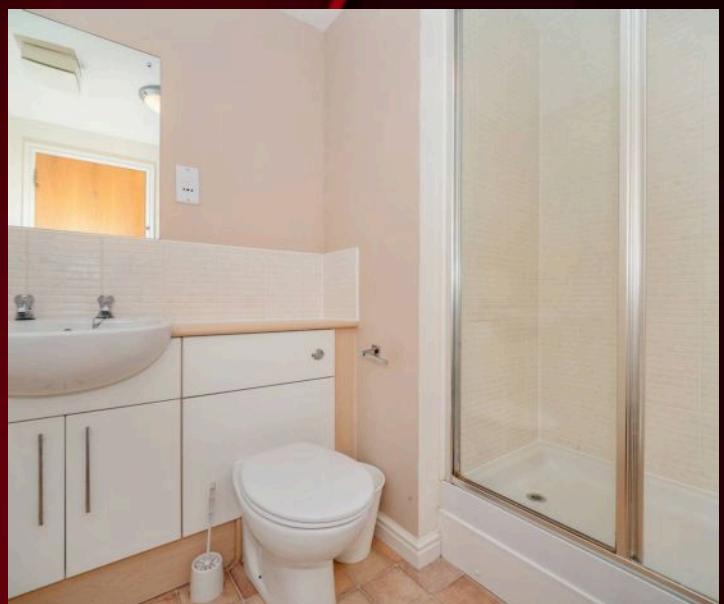
Bedroom

9' 7" x 9' 7" (2.93m x 2.92m)

Equally generous in size, the second bedroom comfortably fits a double bed, desk or work-from-home setup, as well as freestanding storage. Whether used as a guest room, child's room, or home office, it offers flexibility and plenty of natural light. Its clean, modern look makes it move-in ready and easy to personalise.

Corridor

The wide, welcoming hallway acts as the spine of the property, connecting all rooms with ease. It offers additional wall space for storage units, coat racks, or decorative features – and provides an airy, open feeling as soon as you enter the flat.





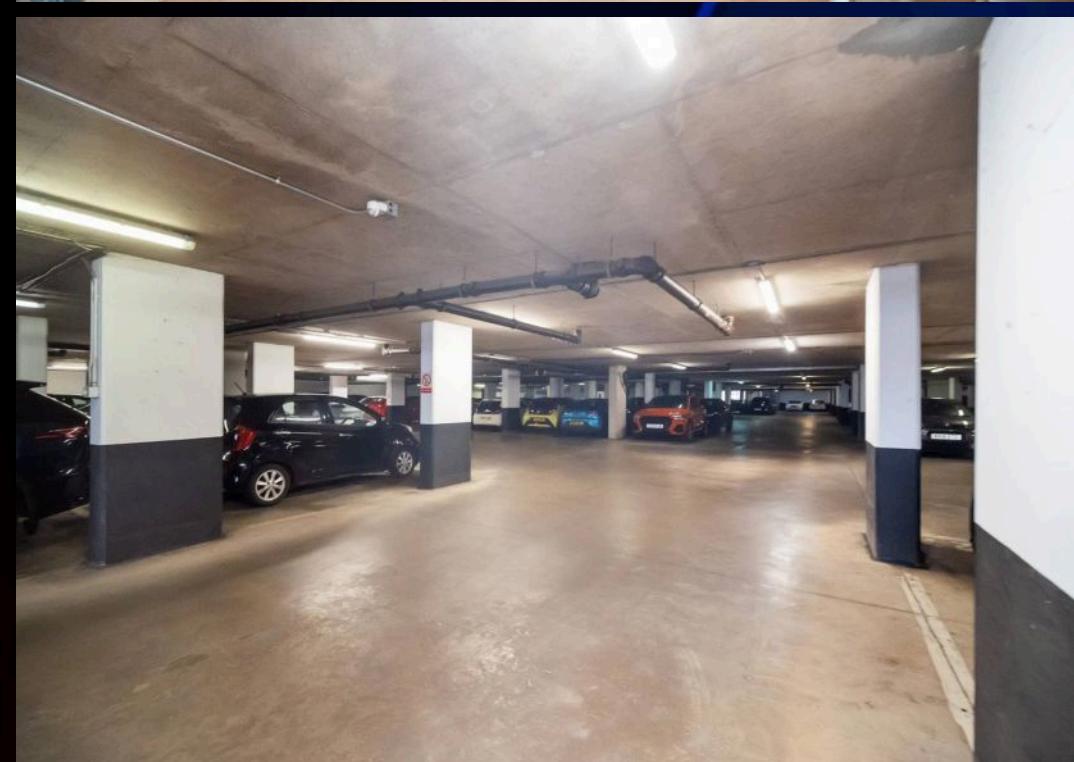
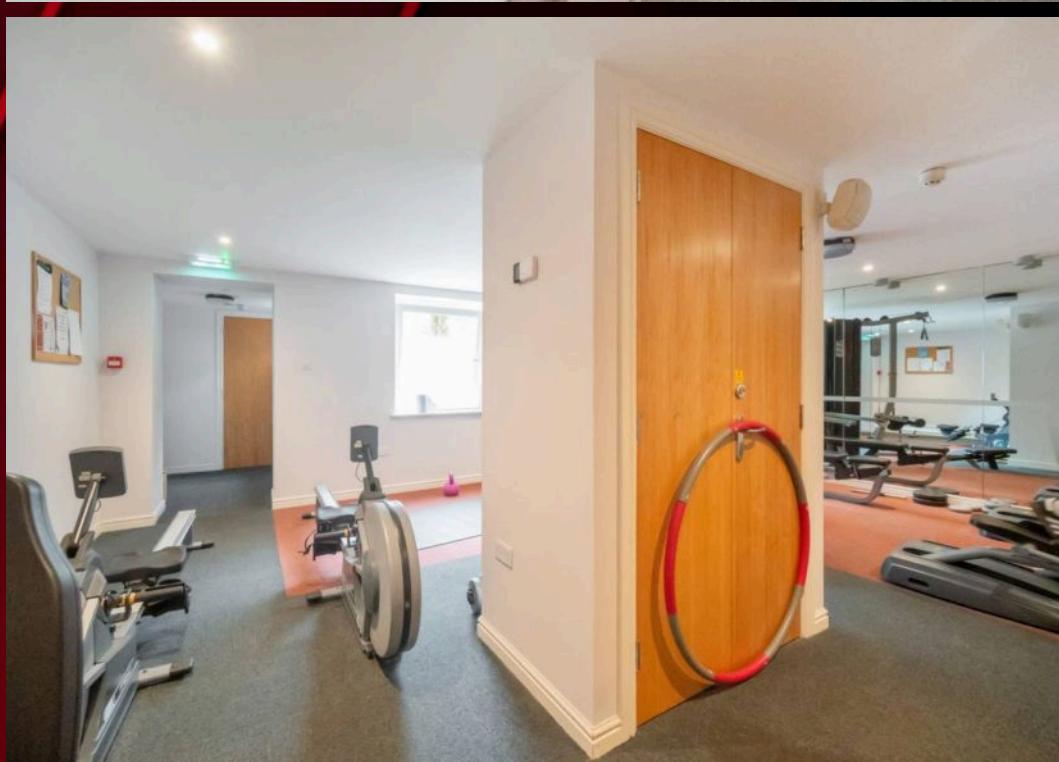
BALCONY

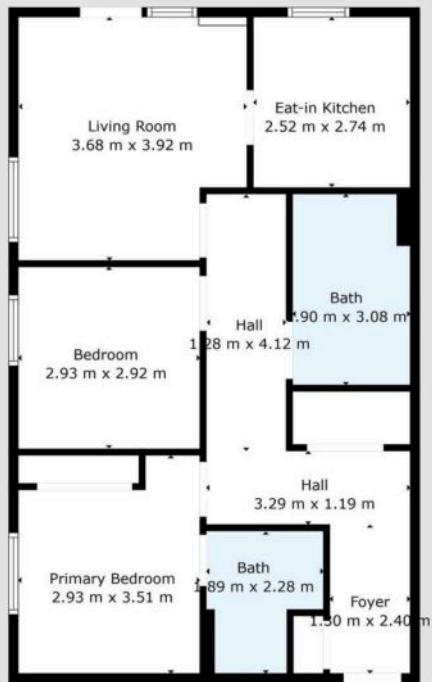
Perfect for enjoying a morning coffee, reading a book, or unwinding in the fresh air.

GARAGE

Single Garage

Underground parking. Coming with the flat. Access through secured gate. Lift access.





Disclaimer: Note That Measurements May Be Very Accurate But Not Exact.

Energy Efficiency Rating

| | Current | Potential |
|---|----------|--|
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | 85 |
| (69-80) | C | 85 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------|--|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) | A | |
| (81-91) | B | 90 |
| (69-80) | C | 90 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



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