



100/1 Slateford Road
SLATEFORD | EDINBURGH | EH14 1NX


warners
solicitors & estate agents



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Light and spacious ground floor flat with private garden situated in an ever popular residential area with excellent amenities and transport links close to hand. The well presented property provides generous sized living space with double glazing, gas central heating and security entry in place.

The accommodation comprises of welcoming hallway with storage, a bright front facing living/dining room with good-sized storage cupboard, kitchen fitted with a range of floor and wall mounted units and worktop space, two double bedrooms, one to the front and one to the rear, and a shower room with electric shower cubicle completes the internal accommodation. Externally, to the front lies a large private garden, a communal drying green to the rear, and residents on street permit parking. The property is sold as seen.

- Entrance hallway with storage
- Living/dining room with storage
- Fitted galley kitchen
- Two generous double bedrooms
- Shower room with electric shower cubicle
- Gas central heating & double glazing
- Security entry phone
- Private front and communal rear garden
- Residents' permit on street parking
- Sold as seen.

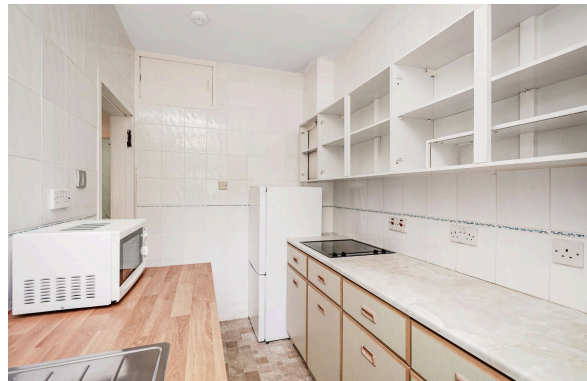
Council Tax C. Energy Rating TBC.

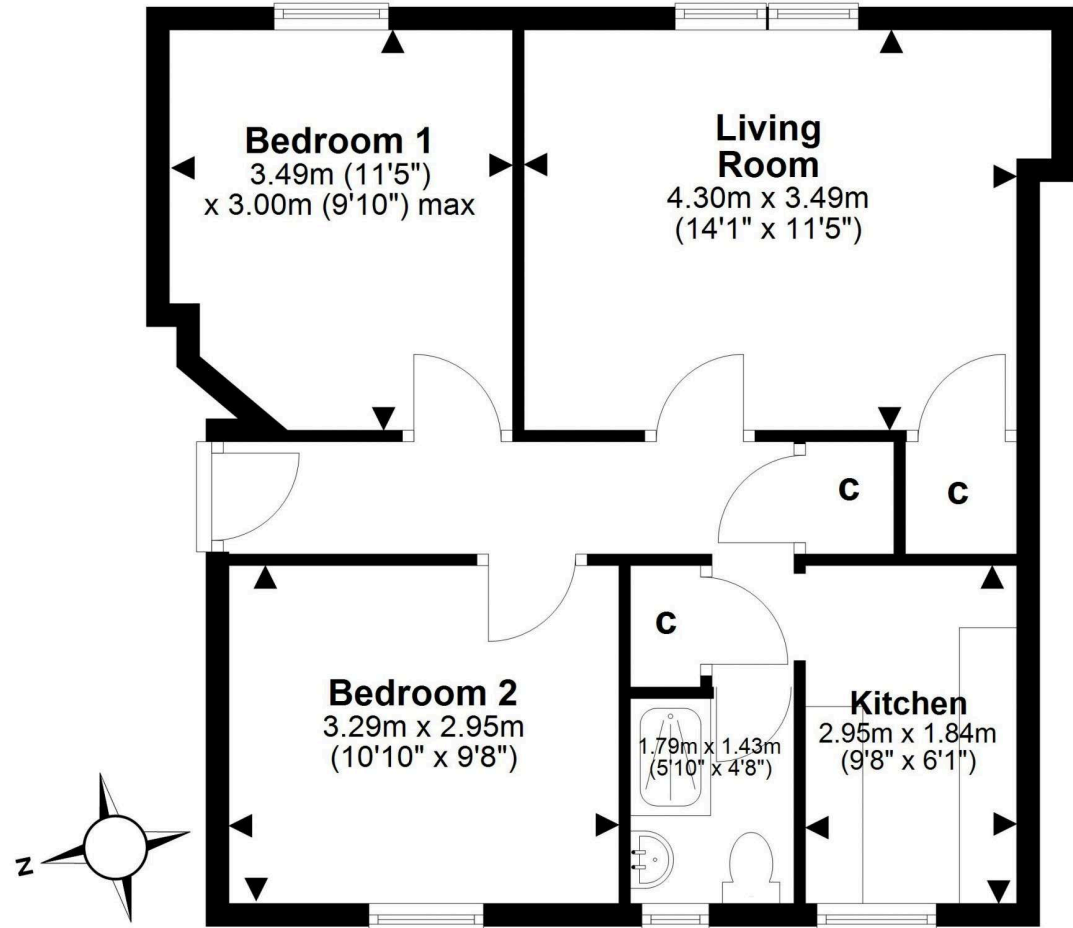
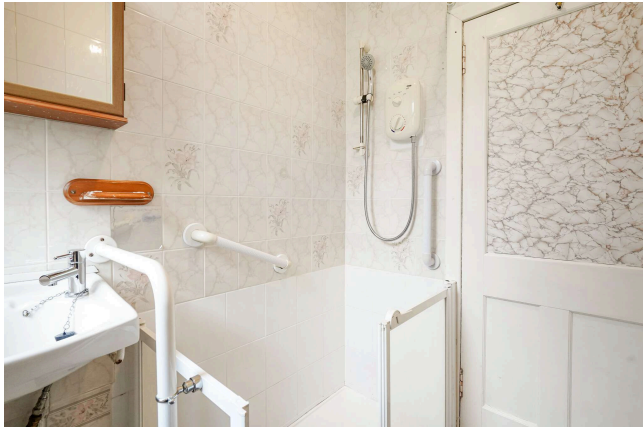
All fixtures, fittings, integrated kitchen appliances, curtains and furniture will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Slateford is a suburb of Edinburgh which lies west of the City Centre. There are good everyday amenities available locally including banks and small convenience stores as well as a large Asda supermarket at Newmart Road and a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Leisure amenities nearby include Fountain Park and Edinburgh Quay, between them offering a cinema complex, bowling alley, gym and restaurants. There is also a popular bicycle route along Union Canal towards Glasgow. A regular bus service operates to the City Centre and surrounding areas. Haymarket and Slateford Railway Stations are easily accessible. Commuters can find easy access to the city bypass, the M8/M9, Edinburgh International Airport and the Forth Bridge for routes north.





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.