











Offers Over  
**£200,000**

## 167/24 Slateford Road

Slateford | Edinburgh | EH14 1PB

A fantastic opportunity has arisen to purchase this impressive, third floor flat, forming part of a converted bond building within an impressive development with allocated parking and lift access. Close to excellent amenities and transport links, the property would undoubtedly appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Lift Access
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

The accommodation in brief comprises; secure entry system, lift and stair access to all floors, welcoming hallway with useful storage, light and airy reception/dining room with electric fireplace, stylish modern fitted kitchen with a range of base and wall mounted units, well proportioned principal bedroom with fitted wardrobes, good sized second bedroom with mirrored fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

## Gardens, Parking & Factor

The development is surrounded by well maintained communal garden areas. There is also a particularly generously sized allocated parking space. The development is managed by James Gibb for a monthly fee of approx. £130. This includes the maintenance of communal areas and building insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





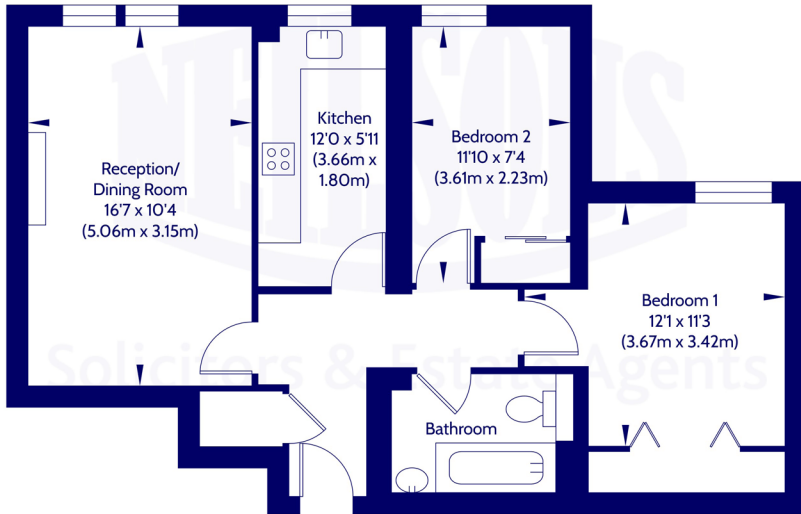
## Location

Slateford is situated to the southwest 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 supermarkets close by together with exceptional local day to day amenities available within nearby Gorgie, including a Lidl Store 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, Costa & Greggs. The property is conveniently located for the Water of Leith and 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.



Approx. Gross Internal Floor Area 58 Sq M / 624 Sq Ft.

### 3rd Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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