



Offers Over
£299,000

1/5 Appin Street

Slateford | Edinburgh | EH14 1PA

Forming part of an established modern development in the popular Slateford area, this well presented and freshly painted three bedroom first floor flat offers stylish, well proportioned accommodation with the added benefit of lift access and a private balcony. The property is further enhanced by a newly installed bathroom and is conveniently located close to excellent local amenities and superb transport links, making it an ideal purchase for first time buyers, professionals and growing families alike.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private balcony
-  Permit/meter parking
-  Lift
-  EPC rating – B
-  Council tax band - E



Description

Located on the first floor, the property can be accessed via the secure communal stairs or lift, and you enter a welcoming hallway with two storage cupboards. To your right is a bright and airy dual aspect lounge/dining room with doors to the balcony which offers a perfect place to relax and dine in the warmer months. The breakfasting kitchen is a good size and has a range of wall and base units with co-ordinated worktops, splashbacks and appliances. There are two double bedrooms, both with built in wardrobes and an en-suite shower room to the principal, and a single bedroom which would make an ideal home office/study. Completing the accommodation is the contemporary bathroom with a crisp white suite, overhead rainfall shower and heated towel rail. The property further benefits from gas central heating (new boiler in 2025) and double glazing.



Bedroom three has been subject to virtual staging. It should be noted that the room is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine and integrated dishwasher.

Gardens and Parking

There are well maintained communal garden grounds surrounding the development, and there is permit/meter parking outside with some free spaces also available. There is also a shared bike store.

Factoring

The communal areas and garden grounds are maintained by James Gibb at cost of approximately £120 per month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





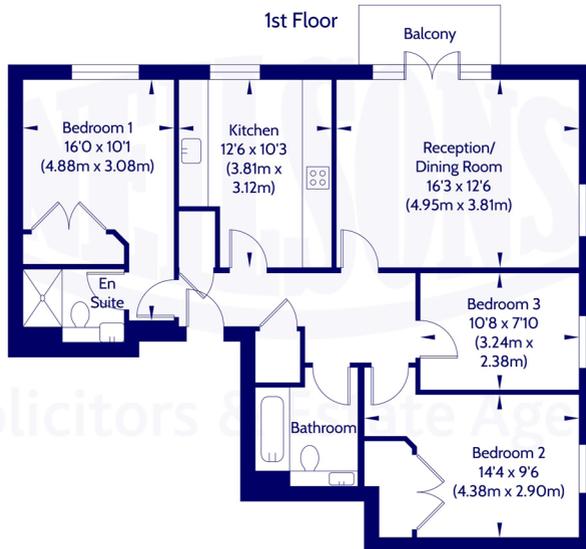
Location

Located in the sought after residential district of Slateford, to the southwest of Edinburgh's city centre, this area offers excellent convenience and connectivity. It is ideally suited for commuters, with frequent bus services to the city and beyond, Slateford train station just a short walk away, and easy access to the City Bypass, M8/M9 motorways, the Queensferry Crossing, and Edinburgh International Airport. Residents enjoy a wide selection of local amenities, including several supermarkets and the nearby Edinburgh West Retail Park, which features a range of stores such as an M&S Foodhall. The neighbouring areas of Gorgie and Dalry provide an abundance of everyday conveniences, along with a variety of specialist shops, cafes, and bars. For leisure and recreation, the area is well served by facilities such as Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the Edinburgh Corn Exchange, and World of Bowling and Football. The nearby Water of Leith and Union Canal walkways also offer scenic routes for walking and cycling, adding to the appeal of this well-connected and vibrant location.





Approx. Gross Internal Floor Area 83 Sq M / 892 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
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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