



Solicitors & Estate Agents



Offers Over

£250,000

4/1 Appin Street

Slateford | Edinburgh | EH14 1PA

Situated within a modern residential development in the popular Slateford area, this well presented, two bedroom ground floor flat offers bright and comfortable accommodation with the added benefit of a private patio. Ideally positioned for access to a range of local amenities, transport links and the city centre, the property is sure to appeal to a wide range of purchasers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private patio
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - D



Description

You enter via a welcoming hallway with useful storage, leading to the well proportioned dual aspect lounge/dining room, which enjoys plenty of natural light and features French doors opening onto the private patio. The patio provides a pleasant outdoor space for sitting and dining during the warmer months. The fitted kitchen is located off the lounge and is equipped with a good range of wall and base units with co-ordinated worktops and integrated appliances. There are two double bedrooms, both with built in wardrobes, and a recently renovated shower room featuring a walk in rainfall shower, white suite and heated towel rail. Further features include gas central heating, double glazing, a secure entryphone system, and a new carpet in bedroom one.



Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer, washing machine and dishwasher. Other furniture is available by separate negotiation.

Gardens and Parking

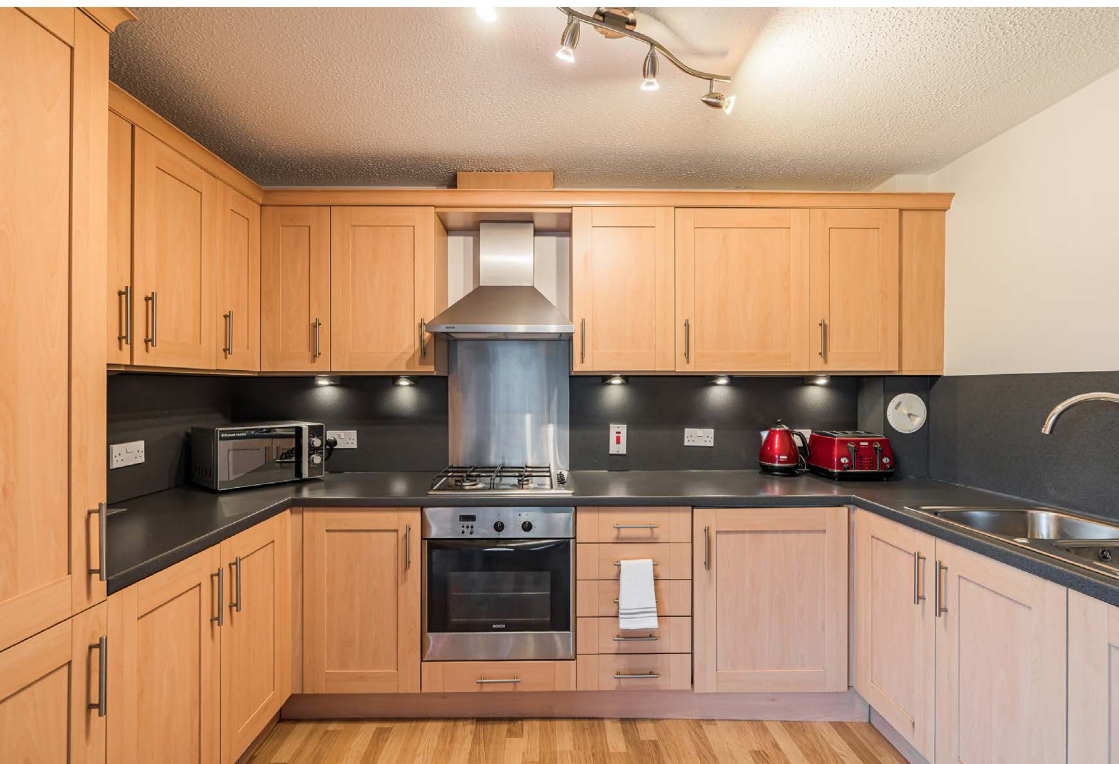
There are well maintained communal garden grounds surrounding the development, and there is a mix of private residents parking and permit/meter parking outside, along with a shared bike store.

Factoring

The communal areas and garden grounds are maintained by James Gibb at cost of approximately £96 per month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

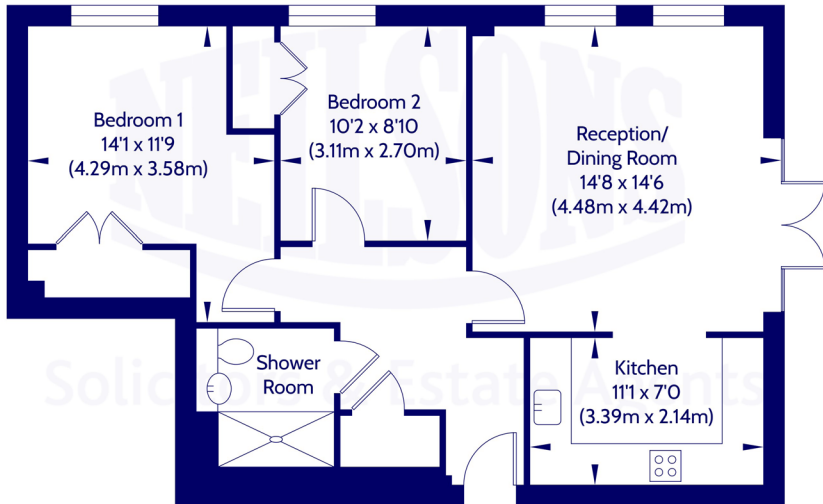
Located in the sought after residential district of Slateford, to the southwest of Edinburgh's city centre, this area offers excellent convenience and connectivity. It is ideally suited for commuters, with frequent bus services to the city and beyond, Slateford train station just a short walk away, and 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 including 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 64 Sq M / 688 Sq Ft.

Ground Floor



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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