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Offers Over
£275,000

1/3 Appin Street

Slateford | Edinburgh | EH14 1PA

Quietly positioned within a well-established modern development in the sought-after Slateford area, this beautifully presented ground floor apartment offers a superb opportunity for a variety of purchasers. Enjoying a peaceful setting while remaining within easy reach of excellent local amenities and convenient transport links, the property provides spacious, well-proportioned accommodation, complemented by a private patio and access to well-tended communal gardens.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents & Zoned Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation, presented to the market in true move-in condition, briefly comprises: secure entry system, entrance vestibule leading to a welcoming hallway with useful storage, a light and airy reception room with French doors providing access to the private patio area, and a spacious kitchen fitted with a range of base and wall-mounted units, contrasting worktops and splashback, and integrated appliances.

The property further offers a well-proportioned principal bedroom with fitted wardrobes and en-suite shower room, a good-sized second double bedroom also with fitted wardrobes, and a bathroom featuring a three-piece suite with shower over bath. Further benefits include gas central heating, double glazing, and ample storage throughout.



Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated appliances in the kitchen.

Gardens & 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.

Factor

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.



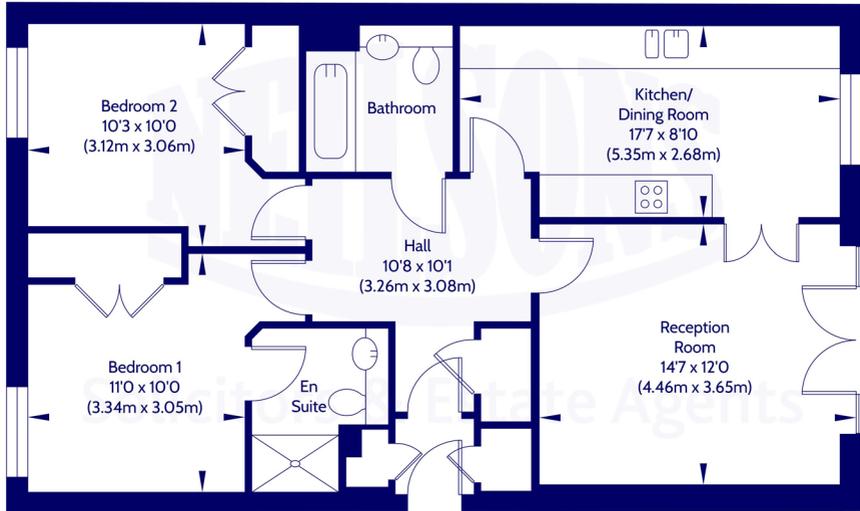


Location

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 75 Sq M / 805 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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