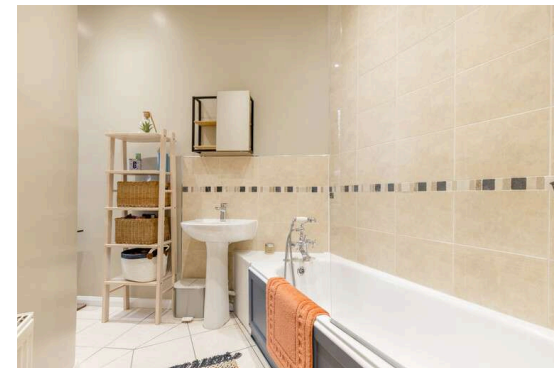


**35/1 Slateford Road,
Slateford
Edinburgh EH11 1PA
Offers Over £239,500**

- Large living room with ornate cornice, centre rose and decorative fireplace
- Kitchen/diner with a range of wall and floor mounted units, gas hob and electric oven and white goods included in sale
- Large double bedroom with Edinburgh press
- Bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Well kept communal garden
- On-street parking



Flat

Blair Cadell offer to market this beautiful tenement flat in the desirable location of Shandon. With immaculate finishes throughout and generous living space the property is in turn key condition and would be ideal for the first time buyer, young professional or buy to let investor.

The accomodation comprises of a welcoming hallway leading through to a large living room featuring beautiful ornate cornicing and a decorative fireplace making it the perfect spot for evening relaxing. A large kitchen/diner perfect for hosting friends and family that has a range of wall and floor mounted units, gas hob and electric oven and white good that are included in the sale. Large double bedroom with a useful Edinburgh press. Bathroom with a three-piece suite and a mains shower over the bath. Gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden and on-street parking. *Some furniture available by separate negotiation.*

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Council Tax Band C

Energy Rating C

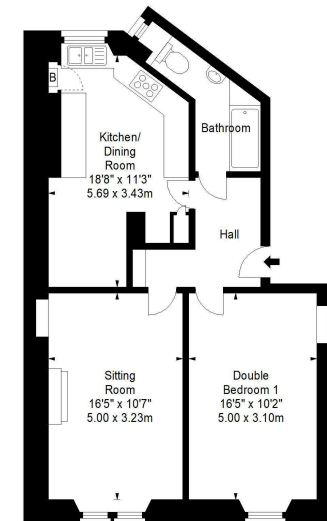
Viewing by appointment on 0131 337 1800



Slateford Road, EH11 1PA



Approx. Gross Internal Area
695 Sq Ft - 64.57 Sq M
For identification only. Not to scale.
© SquareFoot 2022



First Floor

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