



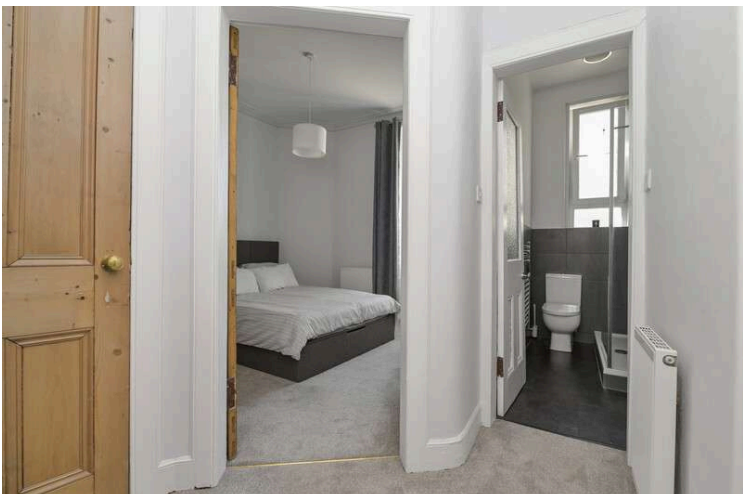
Flat 9, 2, Appin Terrace, Edinburgh, EH14 1NN

www.mcdougallmcqueen.co.uk



Excellent opportunity for the first time buyer or investment opportunity this well-proportioned one bedroom second floor flat forming part of a traditional tenement building offering bright and spacious living space. Ideally located on a quiet street within the popular Slateford area of Edinburgh close to many local amenities with regular bus services to the city centre. Presented to the market in excellent order throughout we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Comfortable living/dining room rear facing, storage cupboard.
- Fully fitted kitchen with integrated oven, hob and extractor.
- Good sized double bedroom rear facing with built in wardrobe storage.
- Modern shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Shared garden to the rear.
- On street parking.



Location

The property is located in the popular area of Shandon, which lies a short distance to the southwest of Edinburgh's city centre. There is a good range of local amenities within the vicinity including schools, shops and recreational facilities. Only a short distance from the property there is local specialist shopping, a bank, Post Office and restaurant. Further shopping including a Tesco supermarket is available at Colinton Mains and there is also an Asda supermarket at Chesser. Recreational facilities include Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with its multiplex cinema, bars and restaurants. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.

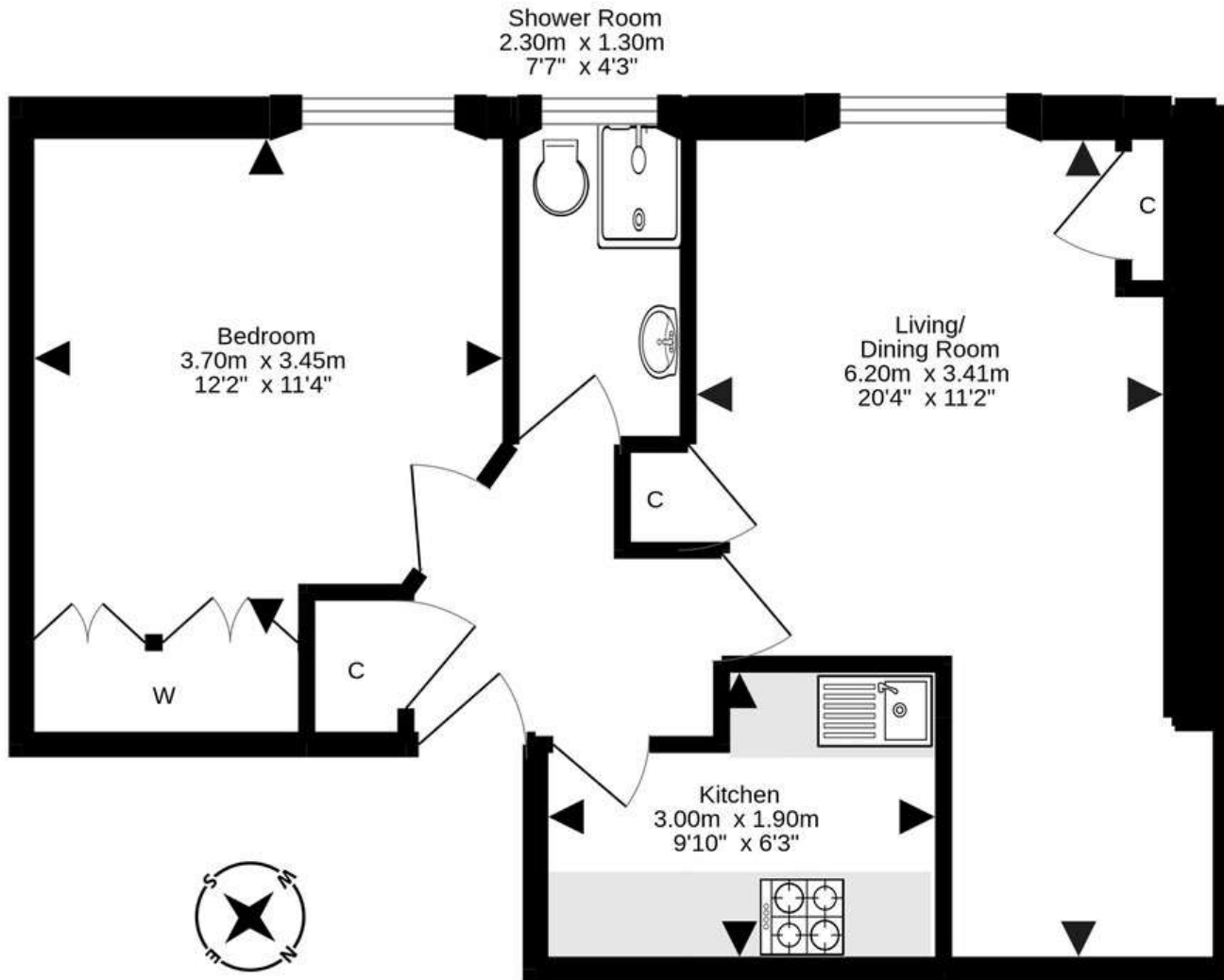
Extras

Included in the sale are the integrated kitchen appliances, washing machine and fridge/freezer, fixtures & fittings, and all floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2022



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

espc

Mc
McQueen