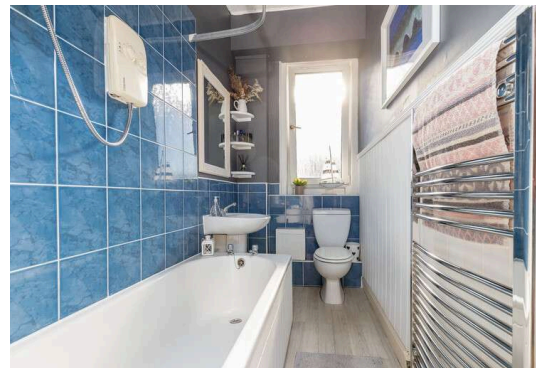


**78/11 Slateford Road
Edinburgh EH11 1QU**

Offers Over £220,000

- Hallway with storage cupboard
- Living room with ornate corning
- Kitchen/diner with a range of floor units, electric hob and oven and white goods included in sale
- Double bedroom
- Box room with sky light
- Bathroom with three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Well kept communal garden
- On-street parking



Flat

Blair Cadell offer to market this lovely Tenement flat perfectly place for swift access to the city centre and beyond. With generous living and dining space this property would be perfect for the young professional or first time buyer.

The accommodation comprises of an entrance hallway with a useful storage cupboard. A south facing living room with fantastic ornate cornicing and natural wood flooring with views up to the Pentland hills. A large kitchen/diner perfect for hosting friends and family with a range of floor and wall mounted units, electric hob and oven and white goods which are included in the sale. Double bedroom with plain cornice, box room with skylight which would be the perfect home office. Bathroom with a three-piece suite and electric shower over the bath. Gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden and on-street parking.

Slateford Road is in a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are accessible very close by. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which has even more gyms for the fitness fanatics and are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

Council Tax Band C

Energy Rating D

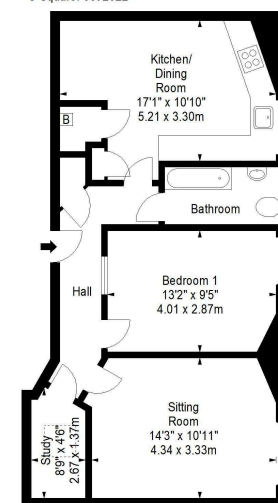
Viewing by appointment on 0131 337 1800



Slateford Road,
Edinburgh, EH11 1QU



Approx. Gross Internal Area
674 Sq Ft - 62.61 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Third Floor

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