

**63/5 Slateford Road
Edinburgh EH11 1PR**

Offers Over £240,000

- Hallway with large storage cupboard
- Bay window lounge featuring ornate corning, centre rose, working fireplace and panoramic views over Edinburgh
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, white goods and large pantry cupboard
- Large double bedroom with wardrobes included
- Large box room
- Bathroom with three-piece suite and electric shower over bath
- Gas central heating and double glazing
- Well kept communal gardens
- Free on-street parking



Third Floor Flat

Blair Cadell are delighted to bring to market this fantastic top floor flat with superb panoramic views over Edinburgh. With great links to the city centre and beyond the property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of an entrance hallway with a useful storage cupboard. A stunning bay window lounge with beautiful ornate corning, centre rose, working fireplace and stunning panoramic views over Edinburgh up to Corstorphine hill. There is a kitchen/diner perfect for hosting friends and family with a range of wall and floor mounted units, gas hob and electric oven, integrated appliances and white goods which are included in the sale and a large pantry cupboard. A large double bedroom with fitted wardrobes included in the sale and large box room that is the perfect guest room or home office. A bathroom with a three-piece suite with an electric shower over the bath. Gas central heating and double glazing throughout for maximum efficiency. Well kept communal gardens to the rear and free on-street parking is available. Furniture is 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 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.

Viewing by appointment on 0131 337 1800

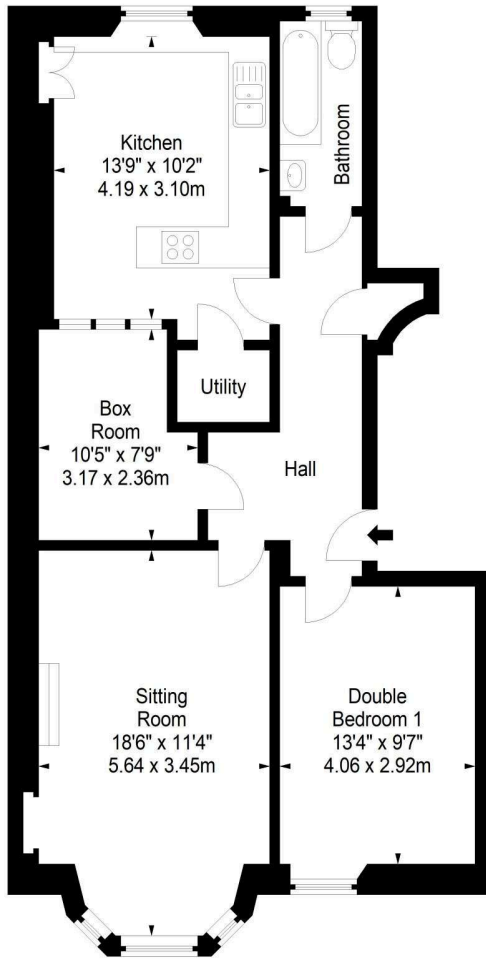




Slateford Road,
Edinburgh, EH11 1PR



Approx. Gross Internal Area
740 Sq Ft - 68.75 Sq M
For identification only. Not to scale.
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Third Floor



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