

SLATEFORD

1/1 APPIN PLACE
EH14 1PW



2



2



1

EPC RATING: B

OFFERS OVER £260,000

PROPERTY DESCRIPTION

- Hallway with wooden radiator cover and handy storage cupboard
- Sunny living room with contemporary electric feature fireplace, dual aspect floor to ceiling windows leading to a private balcony
- Bright kitchen/dining room with twin windows and an excellent range of fitted cupboards & appliances and space for dining
- Master bedroom with fitted wardrobes and ensuite shower room
- Second double bedroom with large fitted wardrobes
- Family bathroom with bath with mains shower, fitted vanity sink & wc
- Gas central heating
- Double glazed windows
- Private south facing wraparound balcony with space for table & chairs, overlooking the landscaped gardens to the rear of the development
- Unallocated off street parking
- James Gibb factor the development at a cost of approx. £400 per quarter, to cover block buildings insurance, management & cleaning of the building and the grounds.

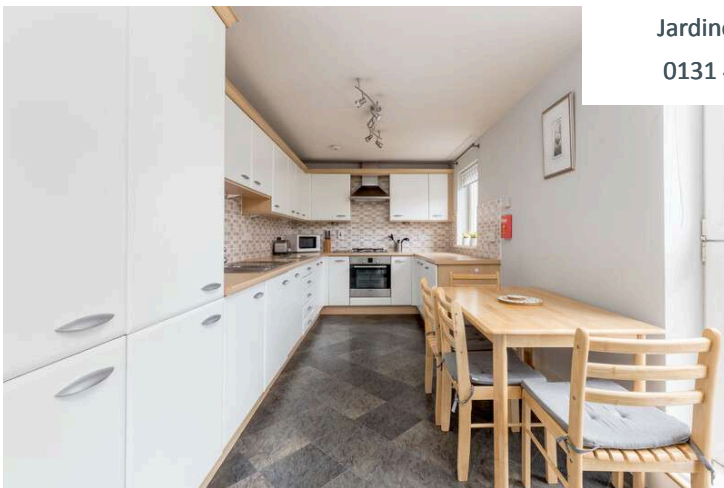


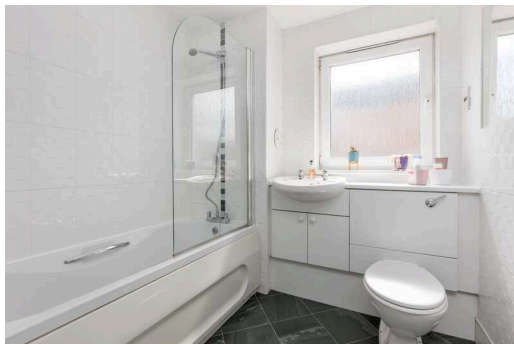
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





MODERN TWO BED TWO BATH FIRST FLOOR FLAT WITH SOUTH FACING BALCONY & OFF STREET PARKING

This immaculately presented property is ready to move into and located in a quiet spot on this development, just off Slateford Road. Perfect for buy to let investors, first time buyers or young professionals moving up the ladder. Also ideal for student sharers, being on an easy bus route to both Napier and Heriot Watt Universities. Close to the wide array of retail outlets in Chesser and the leisure facilities at nearby Fountainpark. Great transport links both into & out of town.

AREA

Slateford is a popular area to the south west of the city with an excellent range of supermarkets both on Slateford Road (Lidl), Gorgie Road (Sainsbury's) and at nearby Chesser (Asda, M&S Simply Food and Aldi). There are bars and restaurants available on the main Slateford Road and Fountainpark is a short walk away with its cinema complex, bars and a good range of eateries. Shandon is also a few minutes' walk away with its range of coffee shops and independent retailers. There are a variety of gym facilities nearby and the flat is well placed for Harrison Park, the Water of Leith cycle path and the canal with its nice walk into town or out to Colinton. There are numerous bus services available on the main road both into and out of town, a train station at

Slateford and there is easy access out to the city bypass and the motorway network beyond.

PARKING

Unallocated off street parking

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, washing machine and fridge freezer are included in the sale. All furniture available.

HOME REPORT VALUATION

£265,000

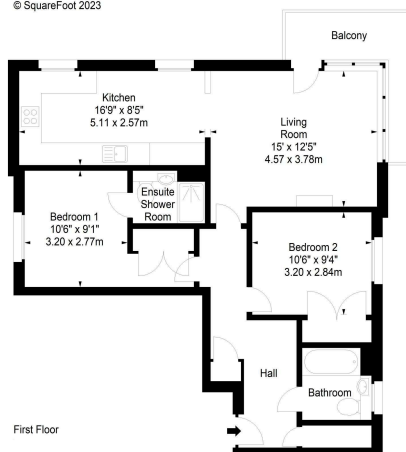


Living room	15' x 12'5 (4.57 x 3.78m)
Kitchen/dining room	16'9 x 8'5 (5.11 x 2.57m)
Bedroom 1	10'6 x 9'1 (3.20 x 2.77m)
Bedroom 2	10'6 x 9'4 (3.20 x 2.84m)

Appin Place,
Edinburgh, EH14 1PW



Approx. Gross Internal Area
814 Sq Ft - 75.62 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

