

SLATEFORD

1F4 4 APPIN TERRACE
EH14 1NN



EPC RATING: C

OFFERS OVER £175,000



BEAUTIFULLY PRESENTED, COSY ONE BED FIRST FLOOR FLAT IN QUIET CUL DE SAC

This pristine flat is ready to move into and would make a perfect home for first time buyers or an ideal investment property. Located close to all the amenities of Slateford, Shandon & Chesser with their wide array of shops, bars, restaurants and leisure facilities. There are excellent transport links from the main road both into and out of town and there is easy access onto the motorway network.

VIEWING

Sun 2-4pm or by appt 0131 4466850

PROPERTY DESCRIPTION

- Hall with handy storage cupboard
- Bright & spacious sitting room with twin windows, cupboard housing boiler, second storage cupboard, rustic wooden mantel and space for wood burning stove
- Separate breakfasting kitchen with window, space for dining and good range of units & appliances
- Large double bedroom with wardrobes and outlook over the rear garden
- Modern bathroom with bath with new rainfall shower, sink, wc & heated towel rail
- Gas central heating from combi boiler Double glazed windows
- Stripped wooden doors
- Well maintained communal garden
- Free off street parking

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 leisure facilities, 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 Union 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.

EXTRAS

The blinds/curtains, light fittings, wardrobes, gas hob, electric oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£180,000

Sitting room	13'5 x 10'8 (4.09 x 3.25m)
Breakfasting kitchen	11'2 x 6' (3.40 x 1.83m)
Bedroom 1	14'10 x 9'6 (4.52 x 2.90m)

Contact:

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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.

Appin Terrace,
Edinburgh,
Midlothian, EH14 1NN



Approx. Gross Internal Area
492 Sq Ft - 45.71 Sq M
For identification only. Not to scale.
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