

SLATEFORD  
64/4 SLATEFORD ROAD  
EH11 1QX



EPC RATING: C

OFFERS OVER £190,000



## MODERN TWO BED FLAT WITH GREAT ROOFTOP VIEWS & PARKING IN POPULAR SLATEFORD

This well presented two double bedroom first floor flat would be ideal for first time buyers, young professionals, sharers or buy to let investors alike. Perfect for access both into town, via the numerous bus services from the main road, or out of town to Heriot Watt, Edinburgh Park and the city bypass. There is a handy parking space and a communal garden. Ready to move into.

### VIEWING

Sun 2-4 or Call 0131 4466850

### PROPERTY DESCRIPTION

- Open hallway with tanks cupboard & large walk in storage cupboard
- Spacious sitting/dining room to front with space for dining table or desk for working from home
- Galley breakfasting kitchen with good range of fitted white units & appliances and space for a small dining table & chairs
- Two similar sized double bedrooms quietly positioned to rear with fitted wardrobes and lovely outlook over the roof tops
- Bathroom with bath with electric shower over, sink and wc
- Double glazed windows
- Electric heating with new Dimplex heaters fitted 2019 Allocated parking space, communal gardens & bin stores
- Factored by Charles White – £65.21 a month
- The whole roof and guttering was upgraded a few years ago.

### 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 shops. 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.

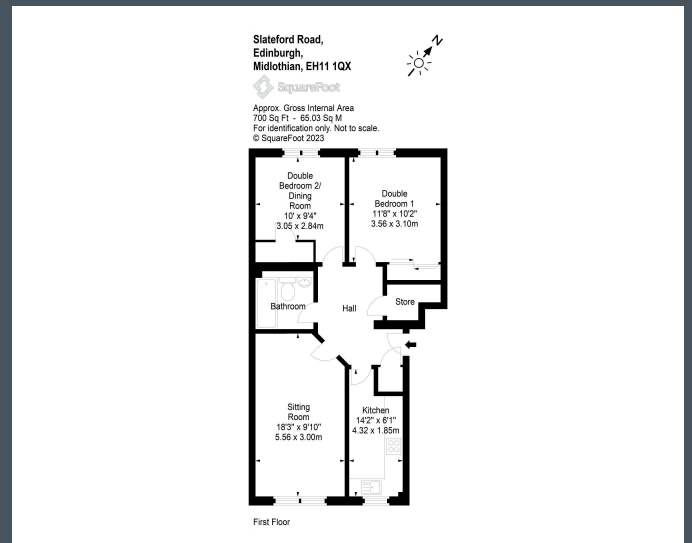
### EXTRAS

The blinds/curtains, light fittings, electric oven & hob, cooker hood, washing machine and undercounter fridge freezer are included in the sale. Some items of furniture available.

### HOME REPORT VALUATION

£200,000

Sitting/dining room	5.56 x 3 m / 18'3" x 9'10"
Kitchen breakfast room	4.32 x 1.85 m / 14'2" x 6'1"
Bedroom 1	3.56 x 3.10 m / 11'8" x 10'2"
Bedroom 2	3.05 x 2.84 m / 10' x 9'4"



### 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.

