

# 2/12 APPIN TERRACE

SHANDON, EDINBURGH, EH14 1NN

1 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

2/12 Appin Terrace is a bright and airy second floor flat, forming part of a traditional stone built Victorian tenement building. The apartment is flooded with natural light. The property has been recently redecorated and benefits from beautiful new wood flooring in the sitting room, gas central heating and partial double glazing. The front door opens onto an entrance hall, which in turn leads to the light filled sitting room with lovely high ceilings and a shelved press in one corner.



## KEY FEATURES



Beautifully presented second floor flat.



Double bedroom and Box room



Large communal rear drying green.



On street residents parking.

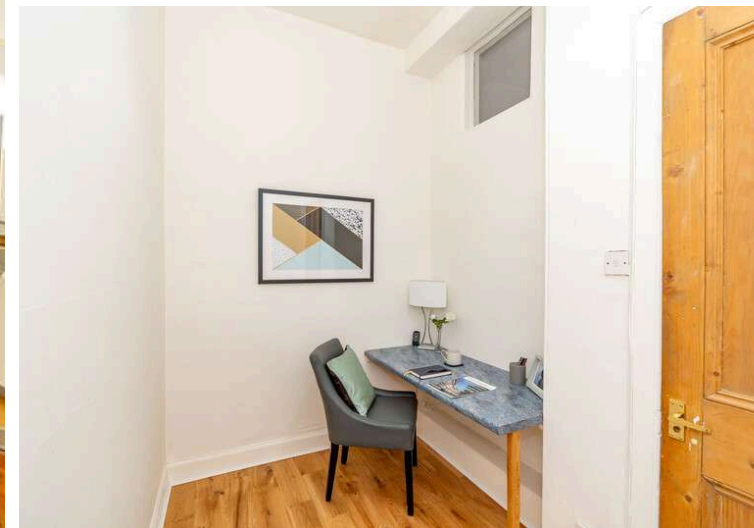


Residential no-through road.



Excellent local amenities nearby.





Located off is a fitted kitchen with wall and base mounted cabinetry, a gas hob, electric oven and extractor hood. The charming double bedroom with original stripped and varnished boards benefits from a recessed area, suitable for wardrobes, currently concealed by hanging curtains. There is a good sized boxroom, currently fitted with a worktop, whilst a white modern bathroom with white tiling finishes off the property. Externally, there is a shared rear drying green, mainly laid to lawn in addition to permit holder parking.

## EXTRAS

All light fittings and integrated appliances are included in the sale.



## THE LOCAL AREA

Slateford is situated to the southwest of the City Centre and is conveniently located for Edinburgh Napier University and those wishing to commute into the City Centre. There is a choice of a Lidl off Slateford Road, Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road together with exceptional local day to day amenities available within nearby Gorgie.

Local recreational facilities can be found at the Corn Exchange Village. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes.

Public transport is well represented with Slateford Road train station and regular bus services to and from the City Centre.

## GET IN TOUCH



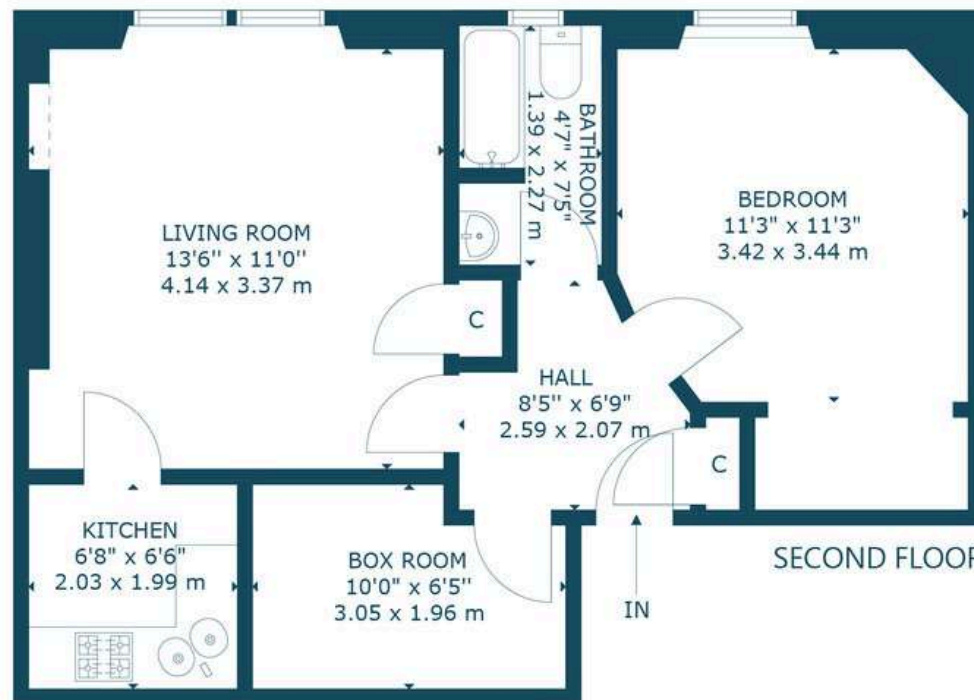
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 550 SQ FT / 51 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.