



SLATEFORD

13/6 SLATEFORD GREEN  
EH14 1NF



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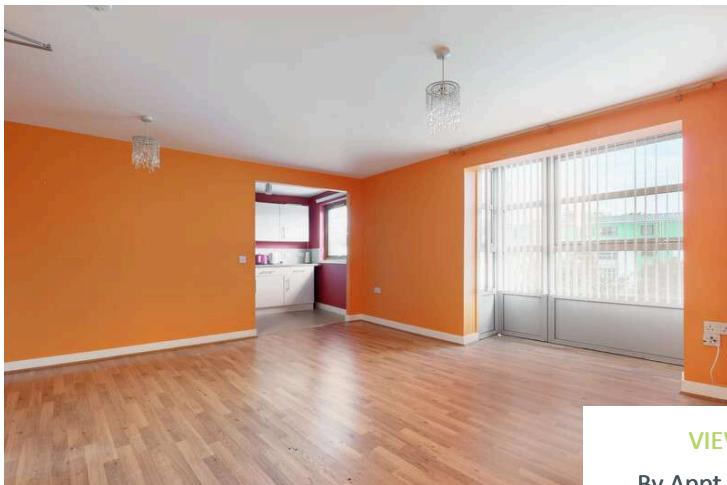
EPC RATING: B

FIXED PRICE £260,000

## PROPERTY DESCRIPTION

- Long hallway with two storage cupboards
- Large bright sitting/dining room with views over the communal garden, open to
- Kitchen with wide range of fitted units & appliances
- Master bedroom with fitted wardrobe
- Ensuite shower room with shower, sink & wc
- Two further double bedrooms with fitted wardrobes
- Roomy bathroom with bath with shower over, sink, wc and storage cupboard
- Community gas fired heating & hot water system
- Timber or metal double glazed casement windows
- Well cared for communal gardens including a pond with water feature and a shared drying green

- This is a car free development but there is unrestricted on street parking within the surrounding area
- A factoring fee of £171.94 is payable quarterly for the upkeep of the building & communal areas and includes block buildings insurance



## VIEWING

By Appt please call  
Jardine Phillips on  
0131 446 6850





## VERY SPACIOUS THREE BED SECOND FLOOR FLAT IN AWARD WINNING ECO DEVELOPMENT

This huge property is ready to move into and would make a perfect family home or ideal for students attending Napier or Heriot Watt universities. Located in a peaceful location but within a few minutes' walk of supermarkets, coffee shops, bars, gyms and leisure facilities. There are well maintained communal gardens surrounding the property and the development is well served by excellent bus services from both Slateford Road & Gorgie Road providing an easy commute into or out of the city centre.

### 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 roads 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.

### GARDEN

Well cared for communal gardens including a pond with water feature and a shared drying green.

### EXTRAS

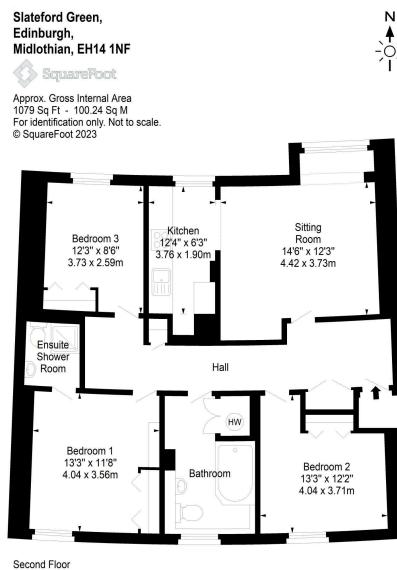
The blinds/curtains, light fittings, electric hob, oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£270,000



Sitting/dining room	14'6 x 12'3 (4.42 x 3.73m)
Kitchen	12'4 x 6'3 (3.76 x 1.90m)
Bedroom 1	13'3 x 11'8 (4.04 x 3.56m)
Bedroom 2	13'3 x 12'2 (4.04 x 3.71m)
Bedroom 3	12'3 x 8'6 (3.73 x 2.59m)



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.