

**19/1 Slateford Road,
Slateford
Edinburgh EH11 1PA
Offers Over £240,000**

- Bay window living/dining room with original features
- Modern kitchen fitted with a range of floor and wall mounted units, induction hob, electric oven and integrated appliances
- Two double bedrooms with master featuring fitted large wardrobes
- Stylish shower room with two-piece suite and mains rainwater shower
- Gas central heating and double glazing throughout
- Communal garden
- On-street permit parking



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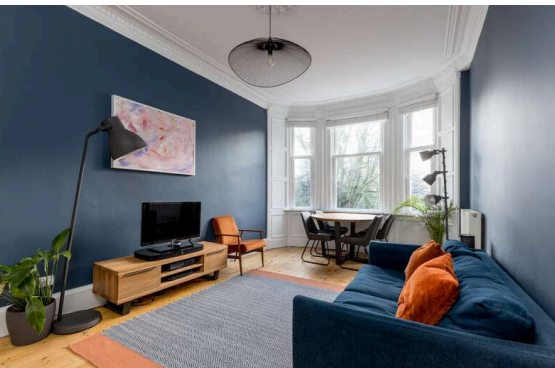
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EPC C



Flat

Blair Cadell are delighted to bring to market this immaculate two bed flat in the heart of Shandon. In true turn key condition and ideally placed for swift access to the city centre, the property would be ideal for a first time buyer or young professional and must be viewed.

The accomodation comprises of a beautiful bay window living/dining room with original features such as ornate cornice and centre rose making it perfect to host friends and family A stylish newly fitted kitchen that has a range of floor and wall mounted units, induction hob, electric oven and integrated appliances that are included in the sale. There are two generous double bedrooms with the master featuring large wardrobes that are included in the sale along with an additional cupboard offering plenty of useful storage space. Stunning shower room fitted with two-piece suite and a fantastic mains shower with a rainwater shower head. The property benefits from gas central heating and double glazing throughout for maximum efficiency, a well kept communal garden to the rear of the property and on-street permit parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

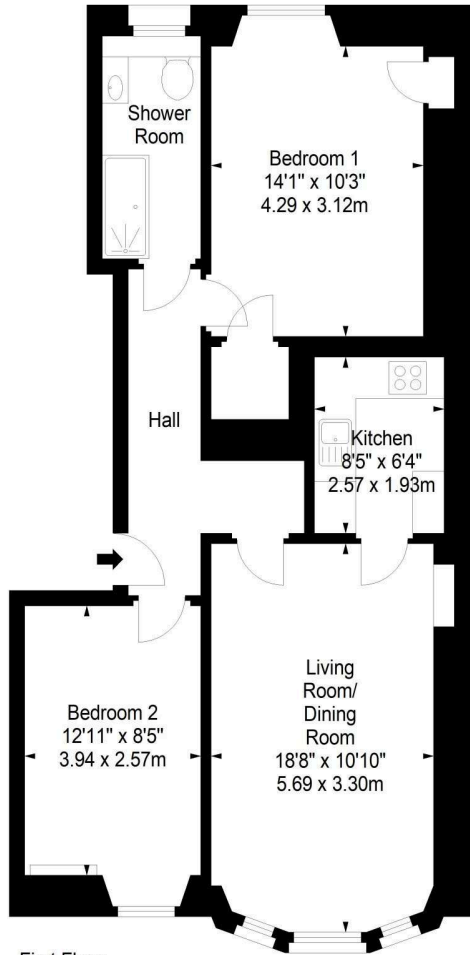




Slateford Road,
Edinburgh,
Midlothian, EH11 1PA



Approx. Gross Internal Area
711 Sq Ft - 66.05 Sq M
For identification only. Not to scale.
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First Floor



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