



Flat 2, 24, Slateford Gait, Edinburgh, EH11 1GU

www.mcdougallmcqueen.co.uk



A fabulous opportunity to purchase a 25% share of this bright and spacious two bedroom ground floor flat forming part of a modern block within a factored development. The remaining 75% share is held by the Wheatley Group with a monthly rent of £303.71 along with a maintenance monthly charge of £33.38. The property is ideally located in the popular Slateford area of Edinburgh close to an abundance of local amenities and transport links. Presented to the market in great order throughout, we would recommend an early viewing.

- Reception hallway with useful storage cupboards.
- Open plan living/dining and kitchen.
- Kitchen area fully equipped with a range of wall and base units along with integrated appliances.
- Master bedroom with built in wardrobe storage, door to terrace area, en-suite shower room.
- Further double bedroom.
- Bathroom comprising WC, wash hand basin and bath.
- Gas central heating newly fitted boiler.
- Double glazing.
- Factored by James Gibb.
- Secure entry system.
- Underground secure parking.
- Communal garden grounds.
- Bin store.
- 25% Shared ownership with Wheatley Housing Association, Rent £303.71 maintenance costs £33.38 per month.
- Potential purchasers must complete the Shared Ownership Application Form to be considered suitable by the Wheatley Group - please ask for details.



Location

Slateford is a suburb of Edinburgh which lies west of the City Centre. There are good everyday amenities available locally including banks and small convenience stores, a large Sainsbury's, Aldi and Lidl, as well as a large Asda supermarket at Newmart Road and a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Leisure amenities nearby include Fountain Park and Edinburgh Quay, between them offering a cinema complex, bowling alley, gym and restaurants. There is also a popular bicycle route along Union Canal towards Glasgow. A regular bus service operates to the City Centre and surrounding areas. Haymarket and Slateford Railway Stations are easily accessible. Commuters can find easy access to the city bypass, the M8/M9, Edinburgh International Airport and the Forth Bridge for routes north.

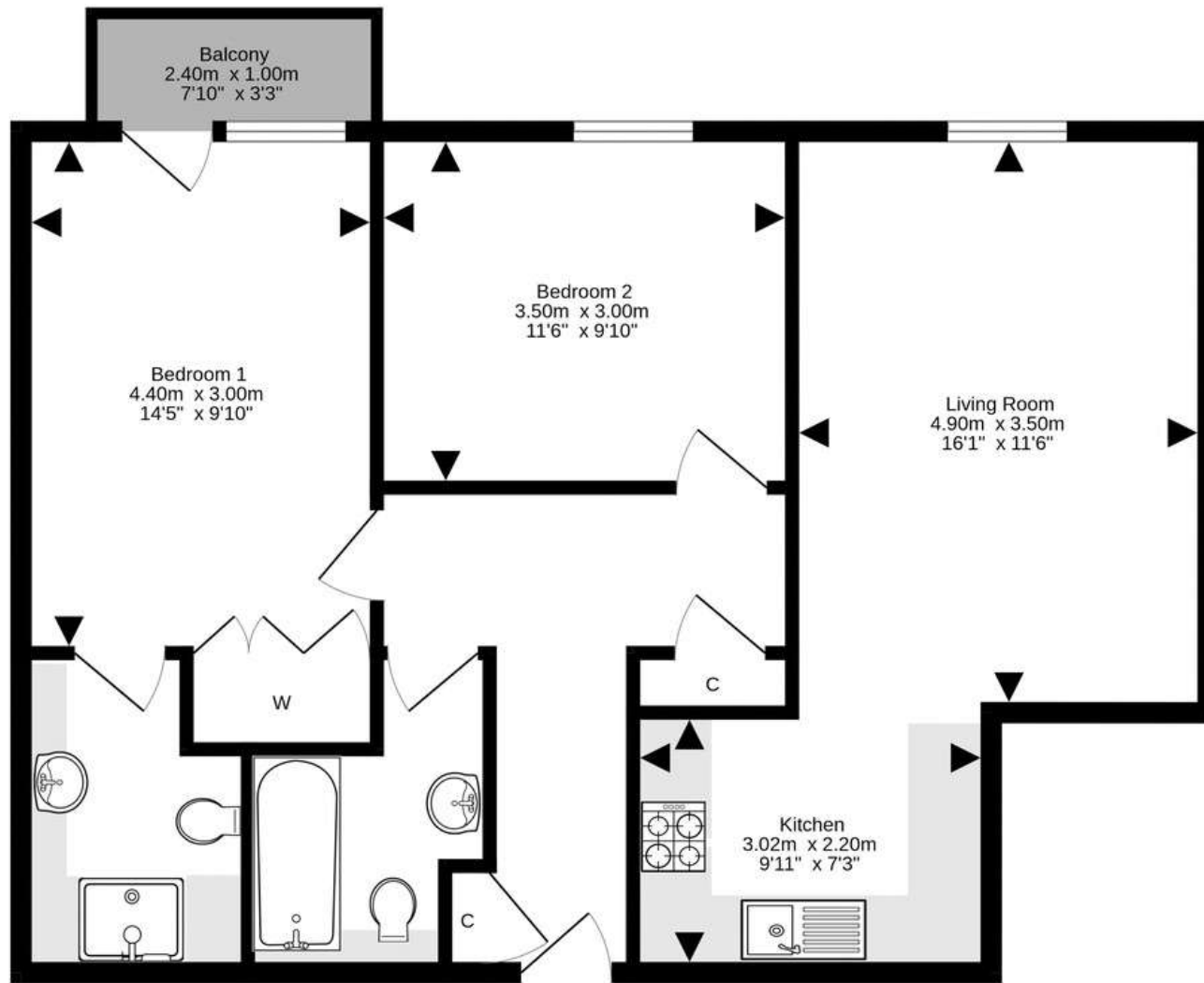
Extras

Included in the sale are the kitchen integrated appliances, fixtures & fittings and all floor and window coverings.

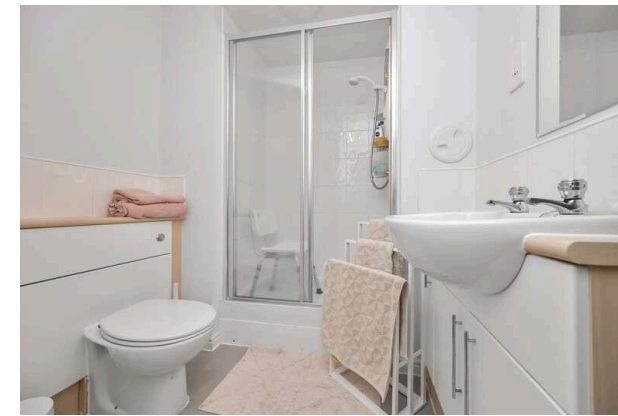
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

