





# 159-24, Slateford Road

EDINBURGH | EH14 1PB

## Description

Boyd Property are delighted to present to the market this exquisite one-bedroom fourth floor apartment, forming part of the prestigious Maltings development, an attractive listed bonded warehouse converted in the mid 1990's. The buildings within the development are centred around a shared courtyard within the grounds and buildings being maintained by a property factor with part time concierge, entry phone system, refuse chute and lift access. The apartment is beautifully presented and finished to an exceptionally high standard throughout and will make a fantastic first home. The accommodation briefly comprises a welcoming entrance hallway with large storage cupboard off, a lovely light and spacious open plan lounge/dining room/kitchen with dedicated spaces for relaxing and entertaining and the large light and airy double bedroom provides a tranquil retreat. The contemporary shower room is fitted with a white suite with large glass shower enclosure. The property further benefits from double glazing. Externally there are well maintained communal courtyard and an allocated parking space. This property will appeal to a variety of purchasers, and perhaps someone who is looking to downsize from a larger family home and early viewing is recommended to fully appreciate the standard and quality of accommodation on offer.

## Factoring

The development is managed by James Gibb Residential Factors, please refer to the home report for charges and what this includes.

## 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 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

All fitted floor coverings integrated kitchen appliances, and other items of furniture is available by separate negotiation.

## Price & Viewing

For price and viewing information contact Agents.



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## Features

- Entrance hallway
- Open plan lounge/dining room/kitchen
- Double bedrooms
- Shower room
- Double glazing
- Entryphone security system
- Lift
- Allocated parking space
- Communal courtyard



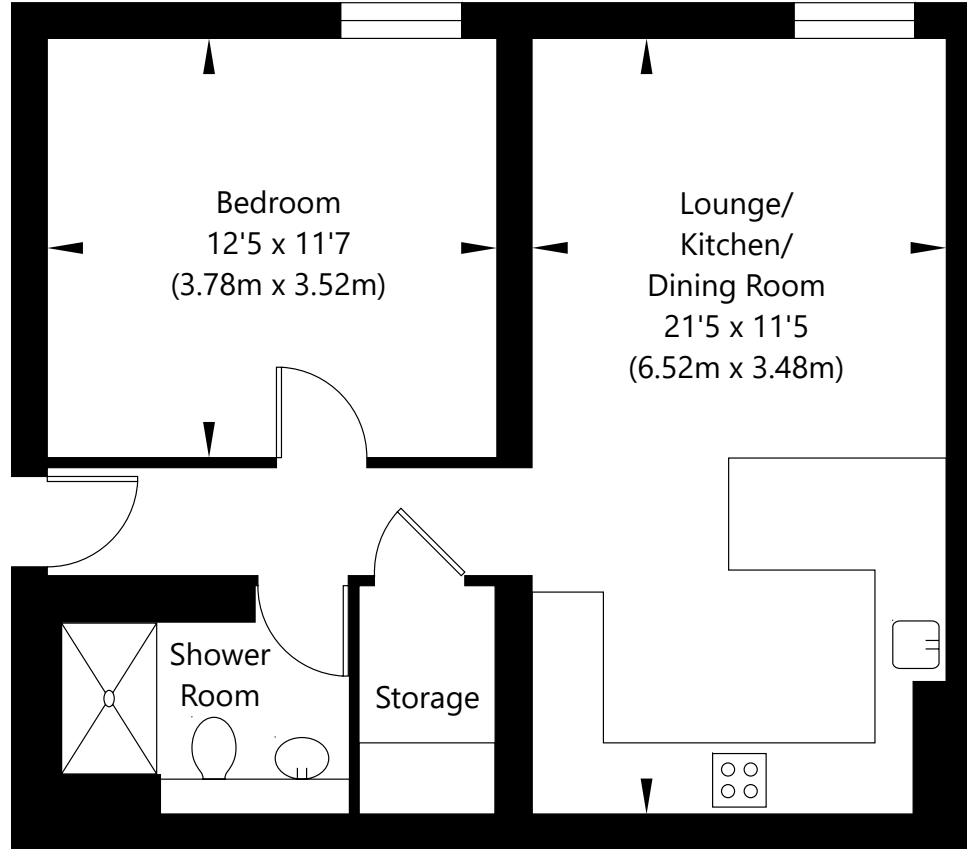


### Fourth Floor

Approx. Internal Area 49.07 Sq M / 528 Sq Ft.

Not to scale. For identification only.

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