



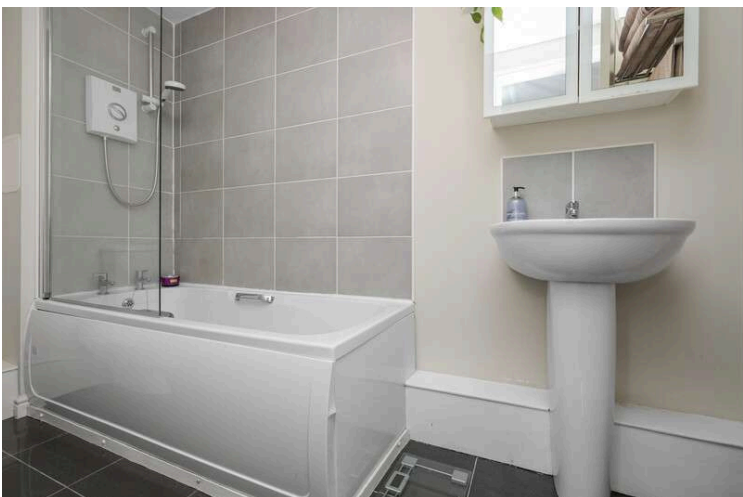
1 Flat 16, Slateford Gait, Edinburgh, EH11 1GX

www.mcdougallmcqueen.co.uk



Welcome to Slateford Gait, this bright and spacious three bedroom second floor apartment forms part of a desirable modern factored block which offers excellent modern day living, with lift access to all floors along with underground parking, on site gym membership and on site concierge. The property is ideally located in the popular Slateford area of Edinburgh close to many local amenities and transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage.
- Living room with direct access to the balcony.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Master bedroom front facing with built in storage and en-suite shower room.
- Double bedroom with built in wardrobe storage.
- Third bedroom, single or would make an ideal home office.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Factored by James Gibb.
- Communal gardens.
- Underground parking space.



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

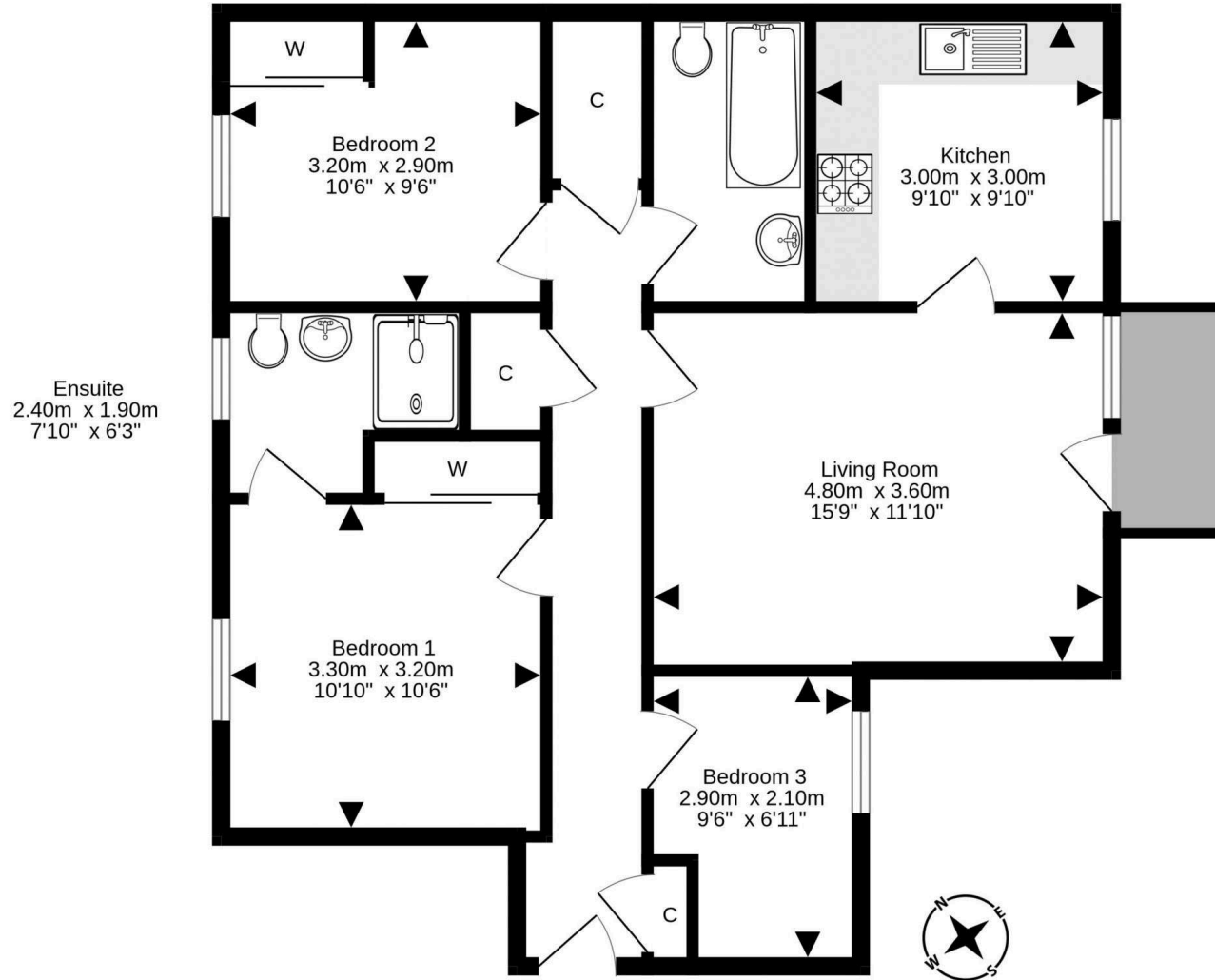
Included in the sale are integrated kitchen appliances, white goods, fixtures & fittings and window and floor coverings.

Price & Viewing

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

EPC Band - B

Bathroom
3.00m x 1.60m
9'10" x 5'3"



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.

