



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**4 LAUREL TERRACE**

Slateford, Edinburgh, EH11 1NY



Situated in Slateford, within the Slateford (Flowers) conservation area, this ground-floor flat forms part of a handsome, traditional terrace. Offering two bedrooms, a spacious reception room, a kitchen, a shower room, and a separate WC, the villa is presented in move-in condition with modern fixtures and fittings, a tasteful palette of décor, and lovely period features. It also boasts its own private garden and is ideally situated close to excellent amenities such as a selection of shops and other everyday essentials, schools, transport links across the city, and scenic open spaces.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Main-door ground-floor flat in Slateford
- Part of a handsome, traditional building
- Entrance vestibule and hall with built-in storage
- Bay-fronted living/dining room with fireplace, cornicing, and a ceiling rose
- Modern fitted kitchen
- Bright and spacious double bedroom
- Single bedroom/study space
- Attractive, contemporary shower room
- Separate two-piece WC
- Low-maintenance front garden
- Controlled on-street parking (Zone S4)







"THE FLAT IS WELL-  
PRESENTED WITH  
ATTRACTIVE, MODERN  
INTERIORS AND A WEALTH  
OF PERIOD FEATURES."





EPC RATING:



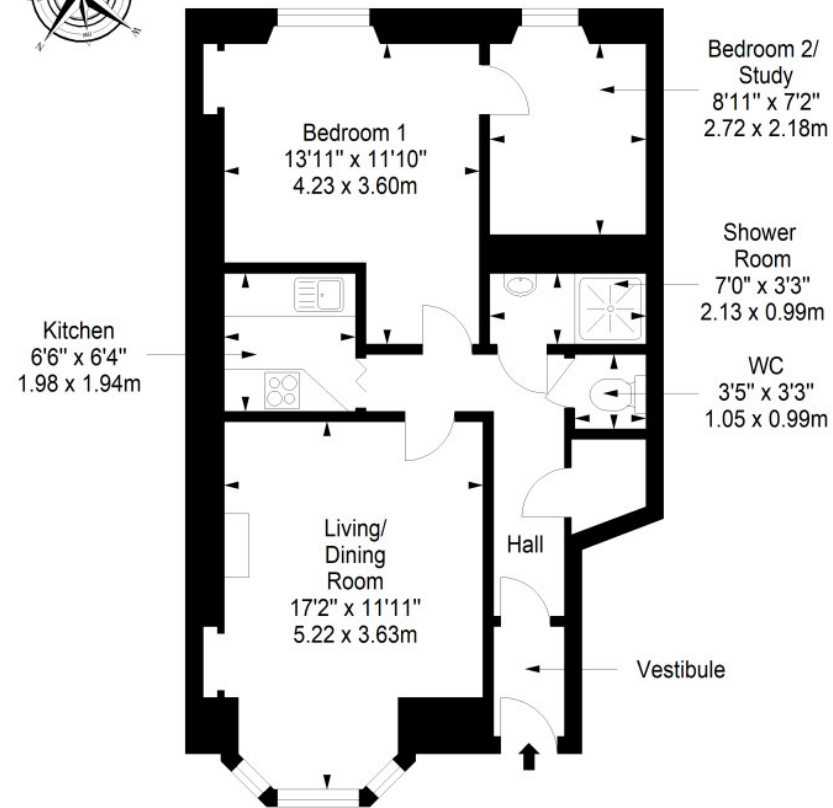
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



Total area: approx. 57.5 sq. metres (618.9 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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