










Offers Over

**£265,000**

## 3/3 Appin Street

Slateford | Edinburgh | EH14 1PA

Quietly situated, ground floor apartment forming part of an established modern development in the popular residential area of Slateford, close to good local amenities and excellent transport links. With well proportioned accommodation and a private patio, this property is sure to appeal to both professionals and families and early viewing is recommended.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private patio and communal gardens
-  Residents parking
-  EPC rating – C
-  Council tax band - D



## Description

Conveniently located on the ground floor, the accommodation briefly comprises of a welcoming hallway with secure entry phone system and storage cupboards, a bright and airy lounge with French doors opening onto a private patio area which offers an ideal space for relaxing outdoors in the warmer months, a dining kitchen which can be accessed from both the hall and lounge, two bedrooms both with built in wardrobes, an en-suite shower room to the principle bedroom and a family bathroom with shower over bath.

The property further benefits from gas central heating and double glazing.





## Extras

All fixtures and fittings will be included in the sale along with gas hob and electric oven, fridge/freezer, dishwasher and washer/dryer.

## Gardens and Parking

The development is surrounded by well maintained communal gardens and there is ample, unallocated residents parking.

## Factoring

The property is factored by James Gibb at a cost of approximately £76.00 per month and this includes the upkeep of communal areas and gardens plus buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





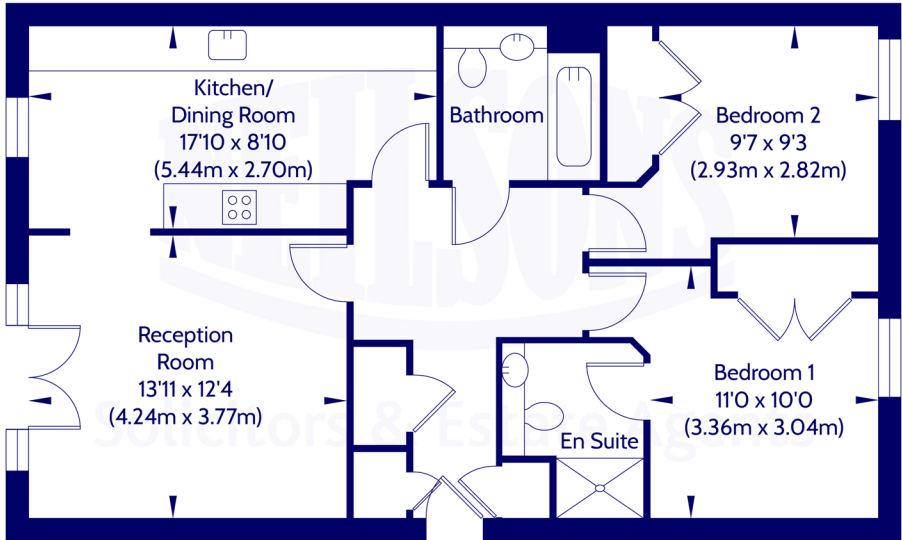
## Location

Appin Street is located in the popular residential district of Slateford, to the southwest of the City Centre. The area is ideal for commuters with frequent bus services to the city and beyond, Slateford train station is a short walk away and there is easy access to the City bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport. Locally there is a choice of supermarkets and Edinburgh West Retail Park has a variety of shops including an M&S Foodhall. Neighbouring Gorgie & Dalry offer an abundance of day to day amenities, specialist shops, cafes and bars. Local recreational facilities can be found at Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the O2 Academy and World of Bowling and Football. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Schooling is also well catered for with a range at all levels within the vicinity.





Approx. Gross Internal Floor Area 74.23 Sq M / 799 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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