

COULTERS[©]

6/12 APPIN STREET

SLATEFORD, EDINBURGH, EH14 1PN

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 12, 6 Appin Street is a beautifully presented 2 bedroom flat situated on the third floor of a modern building. The property benefits from a secure entrance with door entry system and lift access.

The flat offers lovely views from many of the rooms. The Pentland Hills can be seen from the sitting room whilst the two bedrooms have views of Corstorphine Hill.

KEY FEATURES



Beautifully presented third floor flat.



Two double bedrooms, one with modern ensuite.



South facing balcony.



Private residents parking.



Excellent location close to Union Canal and train station.



Within a short walk of local shops and supermarket.





The accommodation comprises - entrance hall with three storage cupboards; sitting room with French doors to a south facing balcony and wide opening which leads to a large, modern kitchen/dining room with extensive base and wall units and integrated appliances; principal bedroom with fitted wardrobe and contemporary ensuite shower room; double bedroom 2 with fitted wardrobe; and bathroom.

Heating and hot water are provided by a gas central heating system and the flat has double glazing throughout.





THE LOCAL AREA

Situated to the south-west of Edinburgh's city centre, Slateford is a popular residential area with excellent local amenities including newsagents, takeaways, chemists and convenience stores. Asda at Chesser is within a 10 minute walk and slightly further away is the Edinburgh West Retail Park which contains an M&S Foodhall and Aldi.

World of Football at the Corn Exchange has 5 and 7-a-side football and the Corn Exchange itself plays host to a variety of live events. There are delightful outdoor spaces to enjoy such as Saughton Park and Gardens, the Union Canal and the Water of Leith.

Regular bus services run along Slateford Road towards the city centre and Slateford Train Station is within a 10 minute walk with services to Waverley taking around 8 minutes. Haymarket can be reached on foot in around half an hour.

EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price as are the integrated kitchen appliances.

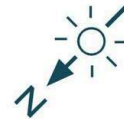




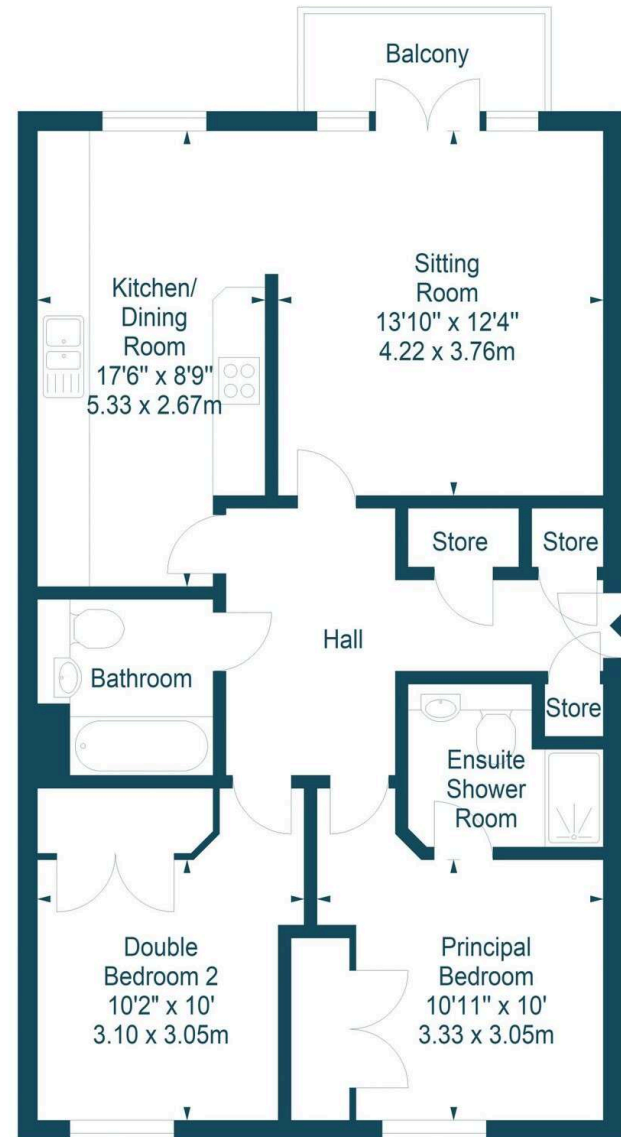
Appin Street,
Edinburgh, EH14 1PN



Approx. Gross Internal Area
827 Sq Ft - 76.83 Sq M
For identification only. Not to scale.
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Third Floor



GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.