



6/6 Slateford Gait, Slateford, Edinburgh, EH11 1GX

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Slateford Gait, this attractive two bedroom first floor apartment offers bright and spacious accommodation set within a courtyard development surrounded by landscaped communal gardens. The property forms part of a factored block ideally located in the Slateford area of Edinburgh close to many local amenities and swift transport links. The block benefits from a secure entry system, underground secure parking along with permit parking. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage cupboards.
- Living room with direct access to the balcony.
- Breakfasting kitchen with a range of wall and base units along with integrated appliances.
- Master bedroom rear facing with built in wardrobes and en-suite shower room.
- Rear facing double bedroom.
- Bathroom comprising WC, wash hand basin and bath with shower over, vanity storage.
- Gas central heating.
- Double glazing.
- Underground secure parking along with residents permit parking.
- Communal garden grounds.
- Owners have access to an exclusive resident only fitness suite in the development.



## Location

Slateford is situated to the southwest of the City Centre and is conveniently located for Edinburgh Napier University and those wishing to commute into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road and good local day to day amenities available within nearby Gorgie. Local recreational facilities can be found at the nearby Harrison Gardens, Corn Exchange Village, including ten pin bowling, snooker and indoor football. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. Edinburgh West Retail Park is located just opposite the Corn Exchange and includes an Aldi, M&S, Costa & Greggs. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the City Centre as well as the Airlink bus service to Edinburgh Airport.

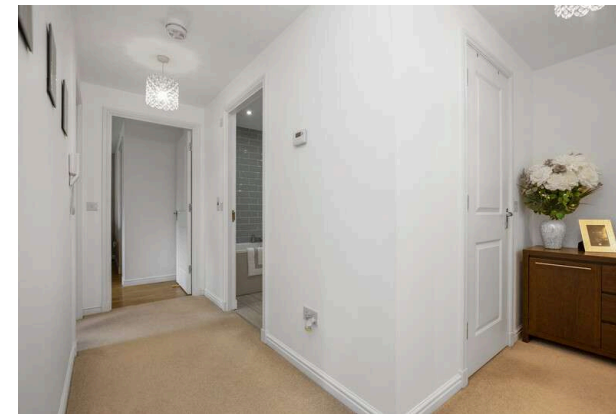
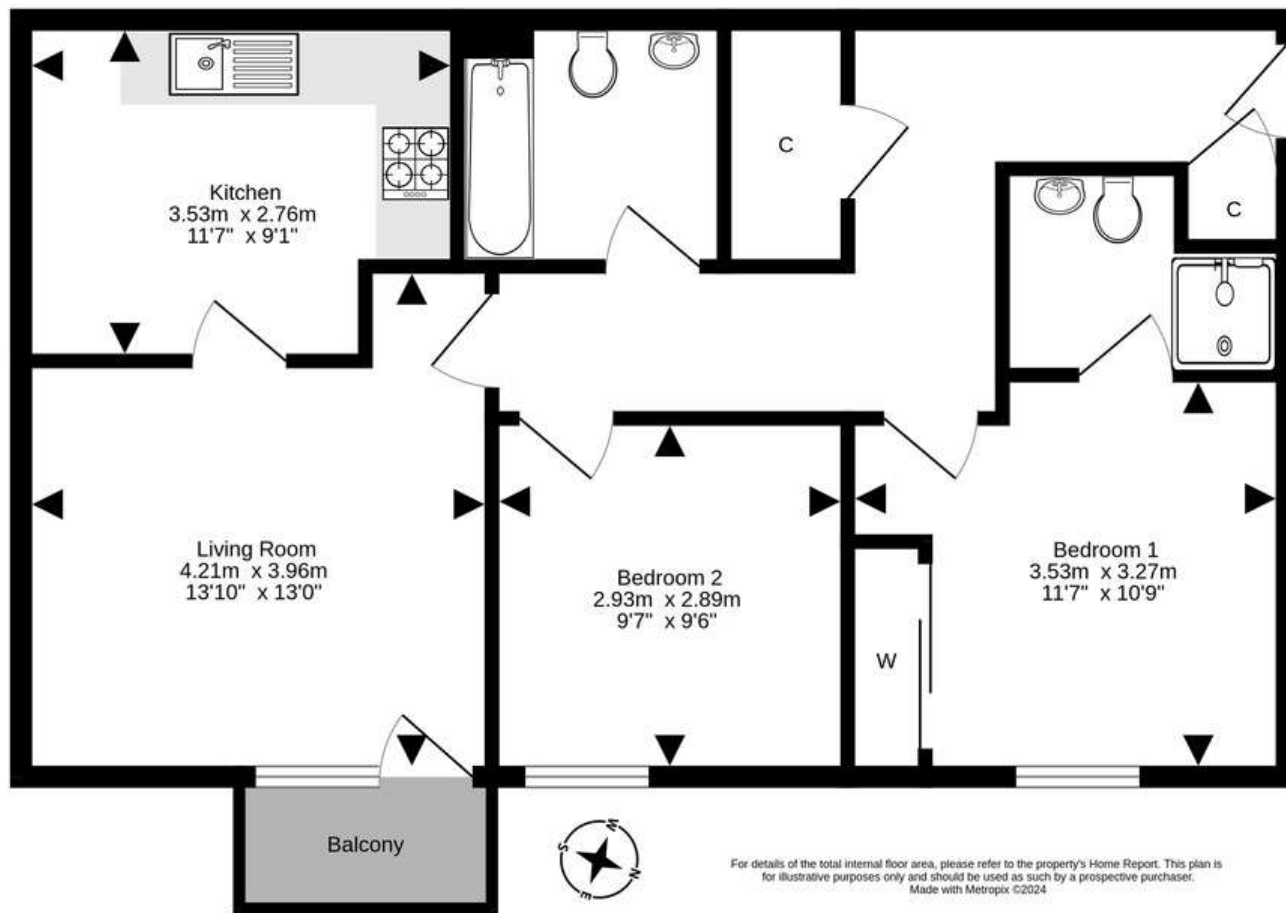
## Extras

Included in the sale are the integrated kitchen appliances, fridge/ freezer and washing machine, fixtures & fittings and all floor coverings.

## Price & Viewing

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

EPC Band - B



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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.

