

SLATEFORD
24/24 SLATEFORD GAIT
EH11 1GU



EPC RATING: B

OFFERS OVER £60,000



RARELY AVAILABLE 25% SHARE OF SUPERB TWO BED TWO BATH FOURTH FLOOR FLAT WITH BALCONY

This is a wonderful opportunity to step onto the property ladder and live in an amazing flat in the popular area of Slateford. The flat has a beautiful newly fitted navy shaker style kitchen, an ensuite off the master bedroom and a balcony off the living room. There is also an underground car park, an on-site gym & concierge. Minutes from all the amenities of Gorgie Road & Chesser and with numerous bus services into town, making it ideal for commuters.

VIEWING

Sun 2-4pm or pls call 0131 446 6850

PROPERTY DESCRIPTION

- Long hallway with three separate cupboards
- Spacious living room with radiator cover and glass door leading to the balcony with views out over the courtyard gardens
- Stunning newly fitted navy shaker style kitchen with Belfast sink & designer tap, appliances and space for a dining table
- Large master bedroom with double fitted wardrobes
- Ensuite bathroom with walk in electric shower, built in vanity sink unit, wc & mirrored wall cupboard
- Second double bedroom currently used as a study but loads of space for a bed & wardrobes
- Family bathroom with bath, built in vanity sink unit, storage & wc
- Gas central heating from Ideal combi boiler & double glazed windows
- Well maintained communal gardens surround the development
- Underground unallocated parking and permit parking on the development
- The buyer will have to pay Dunedin Canmore, currently £370pcm rent plus a factor fee of £135pcm to cover block buildings insurance, maintenance of the lift, stair cleaning, gardening, concierge, on-site gym & underground car park
- Buyer will have to be approved by the housing association (form will needed to filled in)

AREA

Slateford is a popular area to the south west of the city with an excellent range of supermarkets both on Slateford Road (Lidl), Gorgie Road (Sainsbury's) and at nearby Chesser (Asda, M&S Simply Food and Aldi). There are bars and restaurants available on the main Slateford Road and Fountainpark is a short walk away with its cinema complex, bars and a good range of eateries. Shandon is also nearby with its range of coffee shops and independent stores. There are a variety of gym facilities in the vicinity and the flat is well placed for Harrison Park, the Water of Leith cycle path and the canal with its nice walk into town or out to Colinton. There are numerous bus services available on the main road both into and

out of town, a train station at Slateford and there is easy access out to the city bypass and the motorway network beyond.

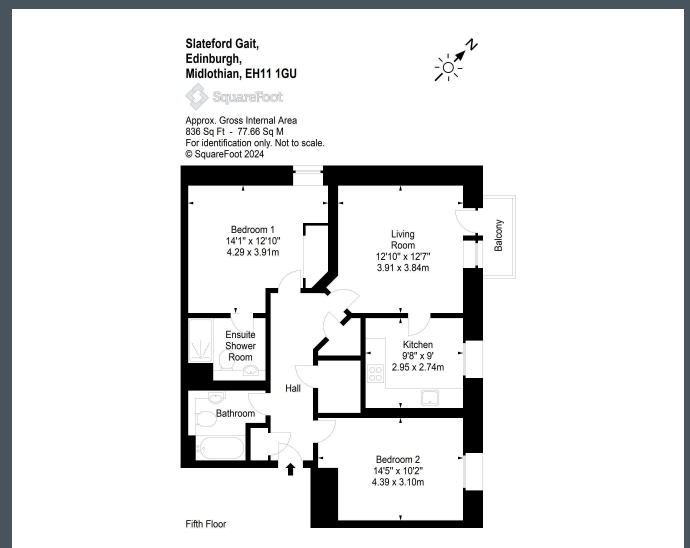
EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£250,000

Living room	12'10 x 12'7 (3.91 x 3.84m)
Kitchen/dining room	9'8 x 9' (2.95 x 2.74m)
Bedroom 1	14'1 x 12'10 (4.29 x 3.91m)
Bedroom 2	14'5 x 10'2 (4.39 x 3.10m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

