

SLATEFORD  
24/22 SLATEFORD GAIT  
EH11 1GU



EPC RATING: B

OFFERS OVER £62,500



## VERY POPULAR 25% SHARE OF BEAUTIFULLY PRESENTED TWO BED TWO BATH THIRD FLOOR FLAT WITH BALCONY

This is an excellent opportunity to get onto the property ladder and live in a very well presented, spacious flat in the popular area of Slateford by buying a quarter share of this super property. The flat has modern kitchen and bathroom fittings, together with the added bonus of an ensuite bathroom and a west facing balcony. There is also an underground car park, an on-site gym & concierge. Minutes from all the fabulous amenities of Gorgie Road, Slateford & Chesser and with access to numerous bus services into town, making it ideal for commuters.

### VIEWING

Sun 2-4 or pls Call 0131 4466850

### PROPERTY DESCRIPTION

- Hallway with two separate cupboards
- Spacious living/dining room with glass door leading to the balcony with lovely outlook
- Wide range of light wood kitchen units and trendy black appliances
- Master bedroom with fitted wardrobes, leading to
- Ensuite shower room with large walk in electric shower, built in vanity sink unit & wc
- Spacious second double bedroom
- Family bathroom with bath, built in vanity sink unit, storage & wc
- Gas central heating from recently serviced 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 Wheatley Group £373.55pcm rent plus a factor fee of approx. £130pcm to cover block buildings insurance, maintenance of the lift, stair cleaning, gardening, concierge, on-site gym & underground car park

### 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 Union Canal with its nice walk into town or out to Colinton. There are numerous bus services available on the main roads

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, slimline dishwasher and washing machine are included in the sale. The microwave is also available if required.

### HOME REPORT VALUATION

£250,000

Living/dining room	14'5 x 12'10 (4.39 x 3.91m)
Kitchen	12'8 x 6'10 (3.86 x 2.08m)
Bedroom 1	10'9 x 9'1 (3.28 x 2.77m)
Bedroom 2	10'5 x 10'4 (3.17 x 3.15m)

### 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.

