



Solicitors & Estate Agents



Offers Over
£165,000

5/1 Appin Terrace

Slateford | Edinburgh | EH14 1UB

A fantastic opportunity has arisen to purchase this impressive, well proportioned ground floor flat, situated in the high amenity area of Slateford and within easy reach of Haymarket Railway Station and the City Centre, by way of good public transport. In move in condition the attractive accommodation would make an ideal purchase for first-time buyers, professionals or buy to let investor.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – C



Description

In brief the accommodation comprises; secure entry system, welcoming hallway with useful built-in storage, light and airy twin windowed reception/dining room, stylish fitted kitchen with appliances, good size double bedroom with mirrored fitted wardrobes and bathroom with three-piece suite and electric shower over bath. Further benefits include electric heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine, fridge and freezer. Some items of furniture can also be made available.

Gardens & Parking

There are well maintained communal grounds within the development, as well as communal storage and residents parking to the front.

There is a £10 monthly fee for the stair cleaning.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

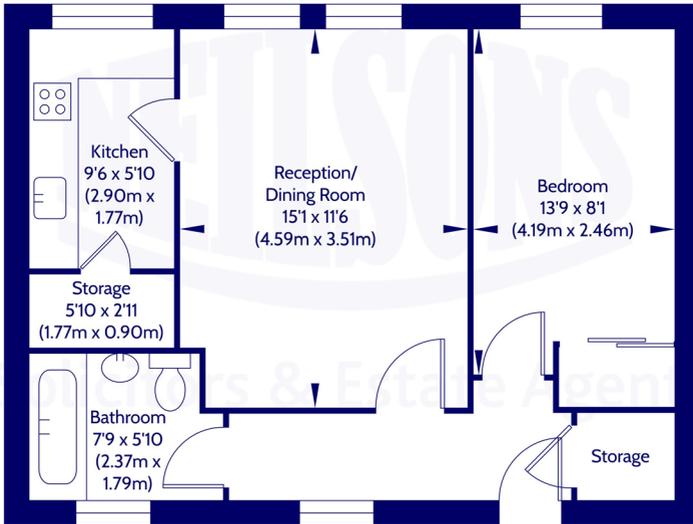
Slateford is situated to the southwest of the City Centre and is conveniently located for Edinburgh Napier University and those wishing to commute into the City Centre. There is a choice of a Lidl off Slateford Road, Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road together with exceptional local day to day amenities available within nearby Gorgie. Local recreational facilities can be found at the Corn Exchange Village. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. 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.





Approx. Gross Internal Floor Area 44.94 Sq M / 484 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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