

COULTERS<sup>©</sup>

# 73 (2F1) SLATEFORD ROAD

SHANDON, EDINBURGH, EH11 1PR

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

73 (2F1) Slateford Road is a most engaging, bright and beautifully presented second floor flat, forming part of a traditional Victorian tenement building, located in the popular area of Shandon to the west of the city centre.

Bursting with period features, the home offers spacious, well proportioned accommodation with plenty of storage space, benefitting from both double glazing and gas central heating (serviced annually, new boiler), in addition to a lovely, open south facing shared garden.



## KEY FEATURES



Extremely attractive & spacious first floor tenement flat.



Spacious double bedroom and boxroom.



Shared garden, mainly laid with lawn.



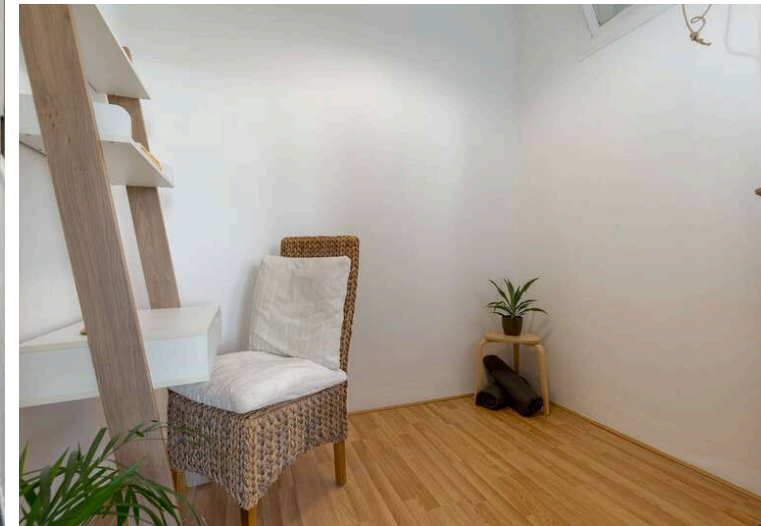
Resident's permit holder parking on the surrounding streets.



Situated in the popular area of Shandon.



Excellent local amenities nearby.



The double fronted sitting room is filled with light and enjoys an open outlook to the front of the building. Overhead ornate cornice work is a charming feature, whilst the stone mantelpiece makes a lovely focal point in the room. There is also a recently fitted carpet, whilst a lovely box room is located off the sitting room. To the rear is a sleek modern kitchen/dining room, fitted with white wall and base mounted cabinetry and wood worktops. The integrated appliances comprise; gas hob, electric oven (approx 1 yr old), dishwasher (new August 2024) & a freestanding fridge/freezer. A utility cupboard off the kitchen is fitted with shelving and houses the washing machine. There is also a spacious double bedroom with wood flooring and simple, yet elegant cornice overhead. The bathroom completes the internal accommodation and benefits from both a bath and separate shower cubicle, a WC, heated towel rail and wash hand basin. There is a south east facing shared garden to the rear of the property, accessed from the communal stair which is mainly laid to lawn. Residents permit holder parking is available on the surrounding streets.





## THE LOCAL AREA

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network.

The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Locally there is a handy Margiotta shop and cafes, whilst further shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores.

The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

## EXTRAS

All blinds, light fittings, fitted flooring, bedroom wardrobes, integrated appliances and freestanding fridge/freezer are included in the sale price. The furniture and some additional items are available by separate negotiation.

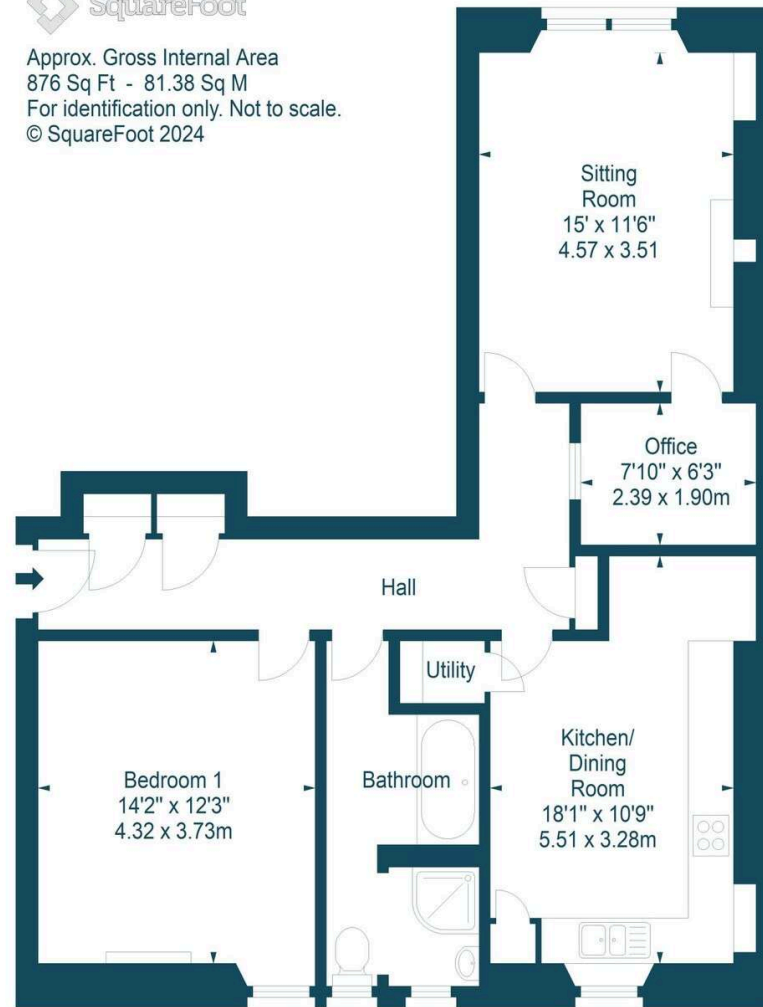




Slateford Road,  
Edinburgh,  
Midlothian, EH11 1PR



Approx. Gross Internal Area  
876 Sq Ft - 81.38 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second 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.