



GILSON GRAY

LAW • PROPERTY • FINANCE

6/4 SLATEFORD GAIT

Slateford, Edinburgh, EH11 1GX



This modern ground-floor apartment is a bright and spacious city residence that forms part of a popular development. It is conveniently located in Slateford, close to schools, transport links, and fantastic amenities (including the various independent stores in nearby Gorgie). The property is well-presented throughout, and it has the luxury of two washrooms and a private balcony, as well as secure parking and an on-site communal gym. It represents an ideal home for a large variety of buyers, including professionals, small families, and downsizers.

Extras: an integrated oven, ceramic hob, and extractor hood, and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

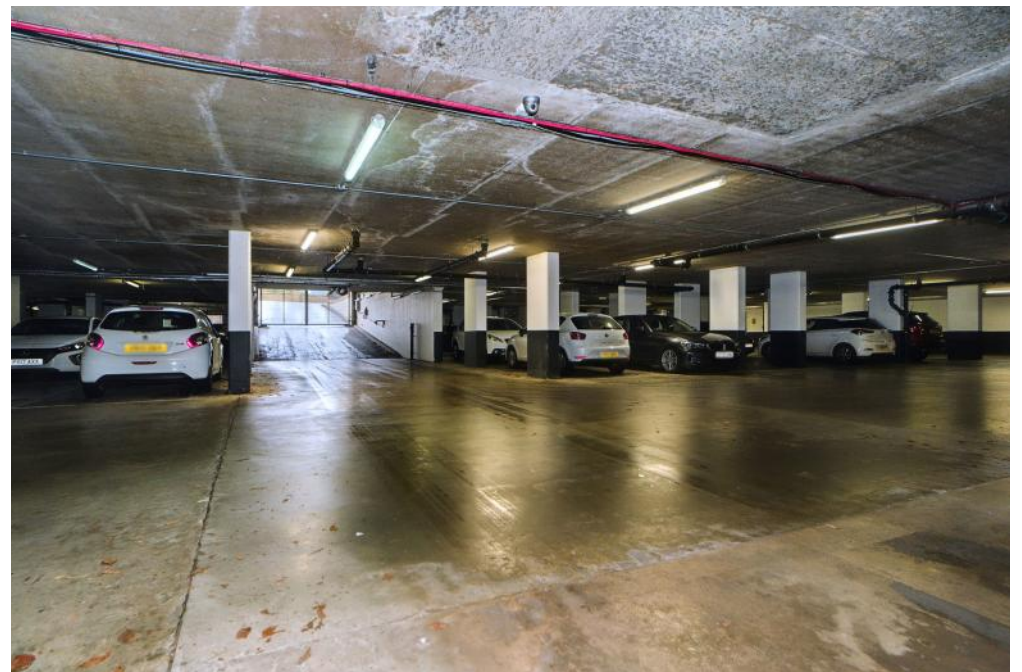
- An attractive ground-floor apartment
- Part of a sought-after modern development
- Highly desirable location in popular Slateford
- Communal gym within the development
- Entrance hall with two built-in cupboards
- Spacious living room with private balcony
- Well-appointed breakfasting kitchen
- Two double bedrooms with built-in storage
- Quality three-piece en-suite shower room
- Family bathroom with three-piece suite
- Large, well-maintained communal garden
- Secure parking in underground carpark







"A MODERN TWO-BEDROOM
GROUND-FLOOR
APARTMENT WITHIN A
SOUGHT-AFTER
DEVELOPMENT, WITH A
COMMUNAL GYM AND
SECURE PARKING"





EPC RATING:

B

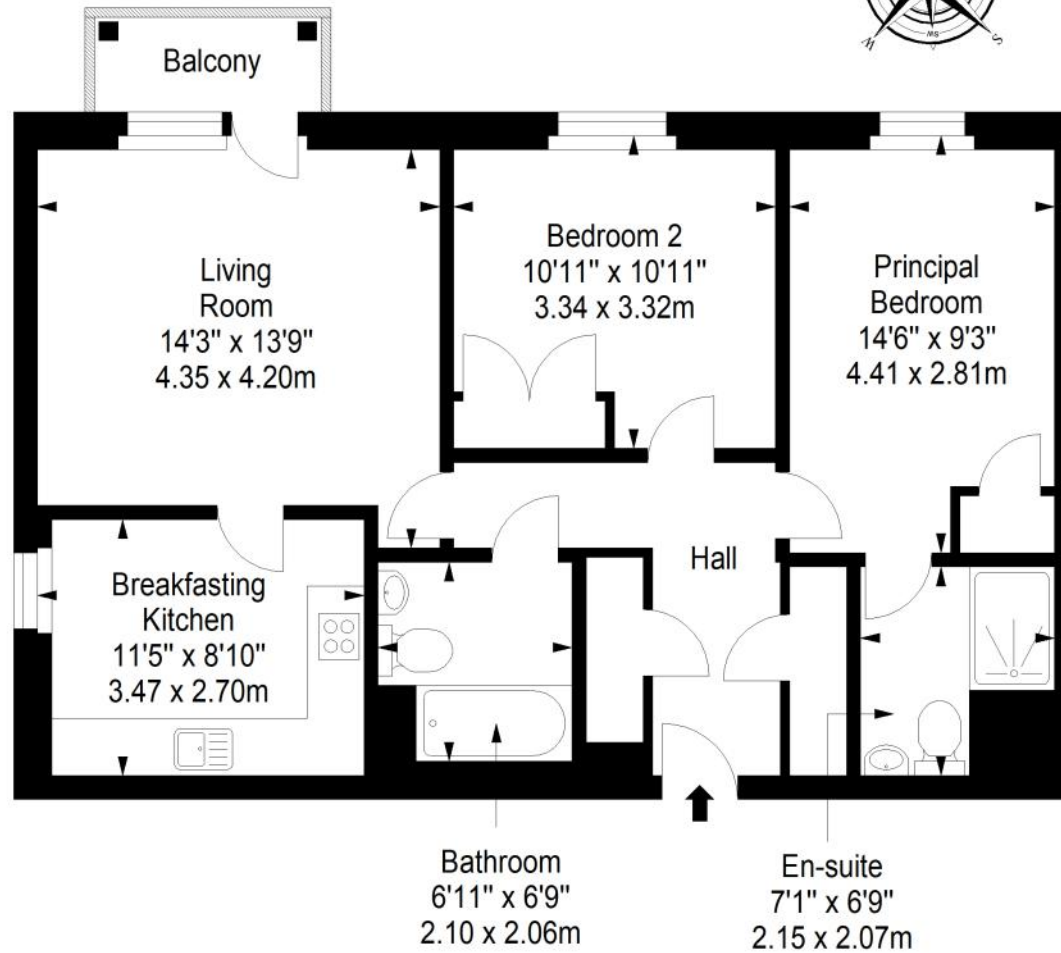
COUNCIL TAX BAND:

D

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

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G2 2HQ
0141 530 2021



EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.