

**76 GF3 Slateford Road
Edinburgh EH11 1QU**

Offers Over £240,000

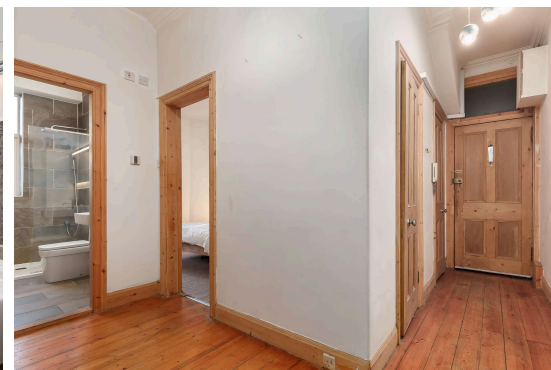
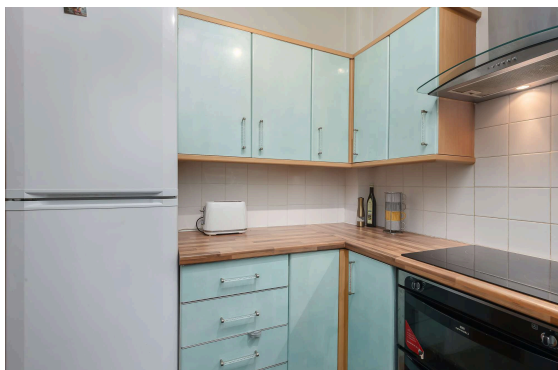
- Two bed ground floor flat
- Bright and spacious lounge/dining room
- Kitchen with ample wall and floor mounted storage
- Two well proportioned double bedrooms
- Shower room with walk in mains shower
- Gas central heating
- Double glazing
- Communal garden

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Two bed Ground Floor Traditional Flat

Blair Cadell are delighted to offer to market this well proportioned two bedroom, ground floor flat. Situated in the ever-popular Slateford area of the city, the property is ideally located within easy reach of excellent local amenities and a well-connected transport network. This attractive home will appeal to a wide range of buyers, and early viewing is highly recommended.

The accommodation comprises: a welcoming entrance hallway benefiting from two generous storage cupboards, offering excellent practical storage. The bright and spacious lounge features double windows, allowing an abundance of natural light creating an ideal space for both relaxing and entertaining. The kitchen is well laid out and equipped with an oven and hob, complemented by a range of wall and floor-mounted units, providing plentiful storage and workspace. There are two well-proportioned double bedrooms, both offering ample space for free-standing furniture. The principal bedroom further benefits from a walk-in wardrobe, providing excellent additional storage. The luxurious shower room is fitted with a two-piece suite and a mains rainfall shower. Further benefits include double glazing, gas central heating, and well-maintained communal garden grounds.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. There are numerous bus services available on the main road both into and out of the city centre. The tram and train services are accessible a short journey away at Haymarket, with Slateford Train Station within close proximity. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl, two large Sainsbury's, as well as smaller local convenience stores. Leisure amenities nearby include Fountain Park and the Corn exchange Village, between them offering a cinema complex, bowling alley, gym and restaurants. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal, Harrison and Saughton Park & Gardens.

Viewing By appointment 0131 337 1800

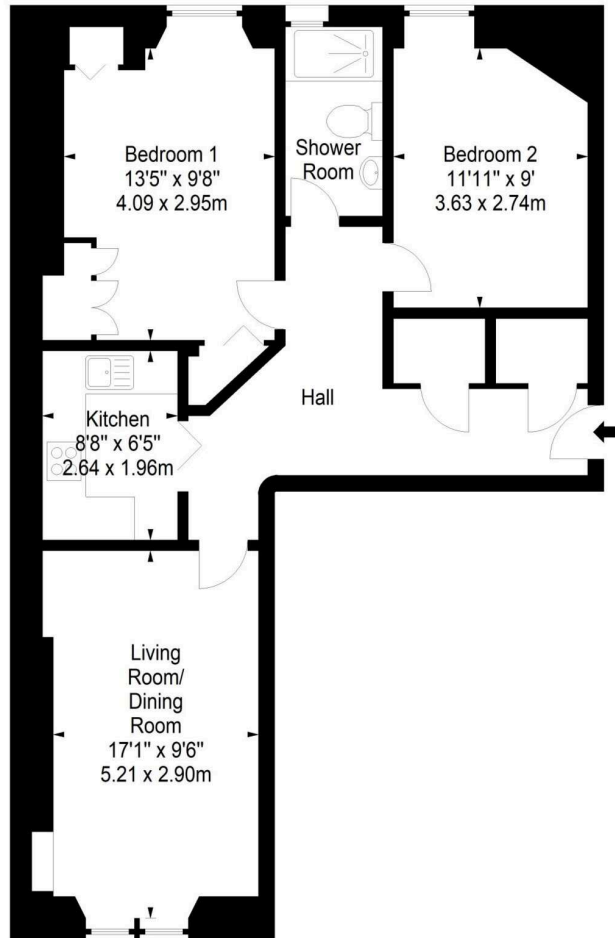




**Slateford Road,
Edinburgh, EH11 1QU**



Approx. Gross Internal Area
709 Sq Ft - 65.87 Sq M
For identification only. Not to scale.
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Ground Floor



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