



# 70/7 SЛАTEFORD ROAD

Slateford, Edinburgh, EH11 1QX





# 70/7 SLATEFORD ROAD

Located in the well-connected Edinburgh suburb of Slateford, close to local amenities, this third-floor, two-bedroom flat is brought to market in turn key condition, appealing to first time buyers or buy-to-let investors. The interiors include a spacious south-facing living/dining room, a bright modern kitchen with fitted wooden cabinets and integrated oven and hob, two generous double bedrooms with built in storage and fantastic views across the city, and a fully-tiled bathroom with a shower-over-bath. Externally, the property benefits from a communal garden and an allocated resident's parking space.





**C**EPC  
RATING**D**COUNCIL  
TAX BAND**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Third-floor, two-bedroom flat in a modern development
- Convenient city address
- Rooftop views across Edinburgh
- Sun-filled living/dining room
- Bright modern kitchen
- Principal double bedroom with storage
- Second double bedroom with storage
- Bathroom with shower-over-bath
- Communal garden
- Allocated resident's parking space
- Electric heating and full double glazing









Factor: The factor is managed by Charles White at an approximate yearly cost of £700.



# SLATEFORD, EDINBURGH

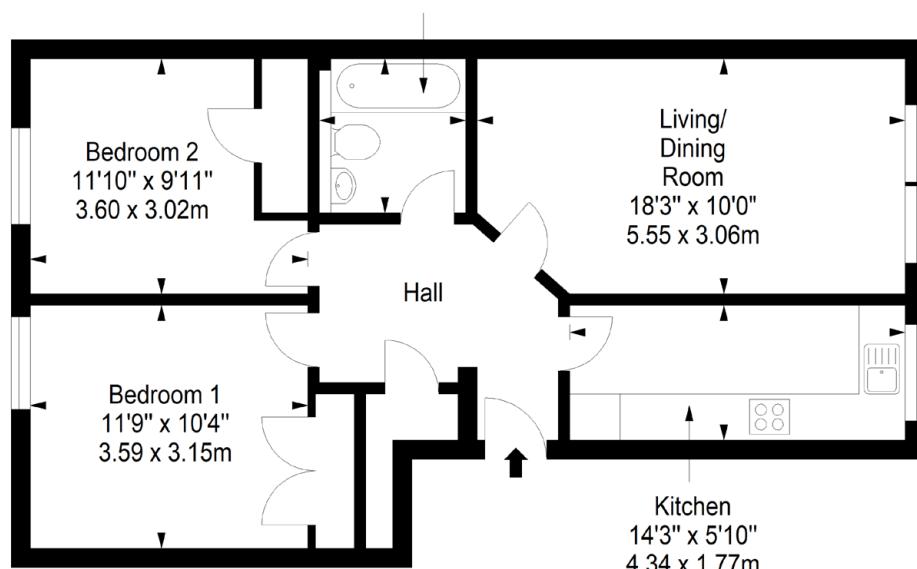
Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym and a selection of family restaurants) and Meggetland Sports Complex where you will find unrivalled team sports facilities including football, rugby and cricket pitches, as well as a full-size Astroturf pitch. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling including early years and primary education at Craiglockhart Primary School, followed by secondary schooling at Tynecastle High School. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

## Third Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



Bathroom  
6'7" x 6'3"  
2.01 x 1.90m



Total area: approx. 62.8 sq. metres (676.0 sq. feet)

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