

**2/4 Appin Street  
Edinburgh EH14 1PA**

**Offers Over £275,000**

- Large living/dining room featuring private balcony
- Modern kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms both with built in wardrobes and master featuring en-suite
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- Residents parking

**Council Tax Band: E**

**Tenure: Freehold**

**Annual Service Charge: £1200**



1



2



2



EPC B



## First Floor Flat

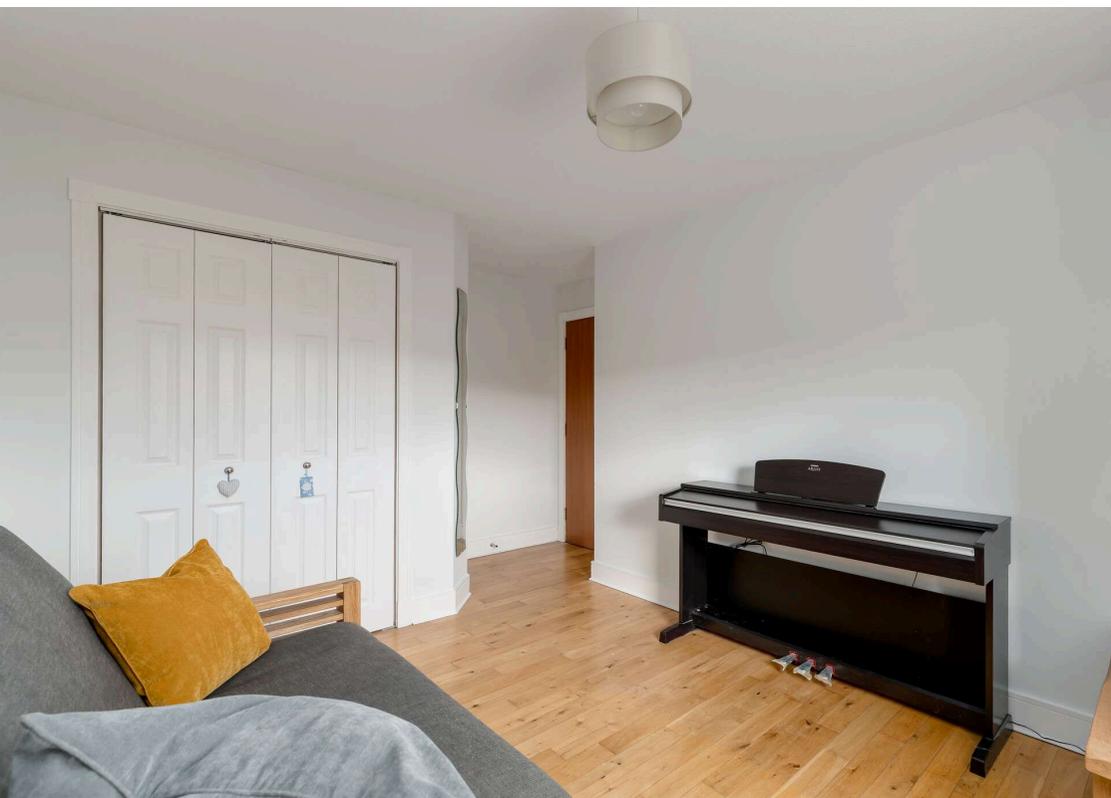
Blair Cadell is delighted to bring to market this beautifully presented first-floor flat, offering generous living space and two well-proportioned double bedrooms. With excellent transport links to the city centre, the property is perfectly suited to a wide range of buyers, and early viewing is highly recommended.

The accommodation includes a bright and spacious living/dining room, flooded with natural light and featuring French doors that open onto a private balcony—ideal for relaxing or entertaining. All windows are fitted with elegant shutters, adding style and privacy. The contemporary kitchen is equipped with an excellent range of wall and base units, a gas hob, electric oven, and a selection of integrated appliances including a wine fridge and free standing fridge freezer which is available by separate negotiation. Both double bedrooms offer superb proportions and benefit from built-in wardrobes, providing ample storage. The master bedroom further enjoys a private en-suite fitted with a two-piece suite and mains-powered shower. The sleek family bathroom features a modern three-piece suite with a mains-powered shower over the bath. For year-round comfort, the property is enhanced by gas central heating and double glazing. Externally, residents can enjoy beautifully maintained communal gardens and private parking. **Please note:** The property is factored by James Gibb at an approximate cost of £100 per month, covering building insurance and maintenance.

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. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are accessible very close by. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which has even more gyms for the fitness fanatics and are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

**Viewing by appointment on 0131 337 1800**

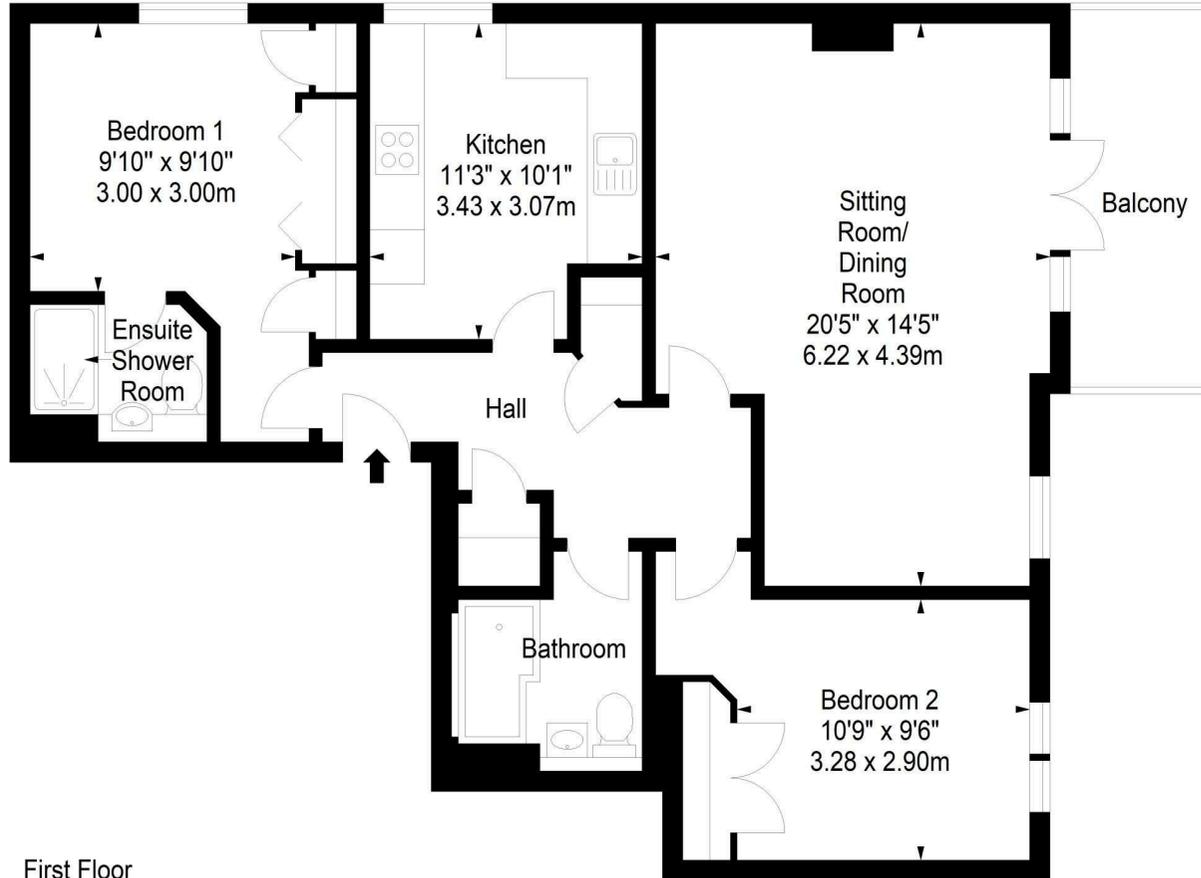




Appin Street,  
Edinburgh,  
Midlothian, EH14 1PA



Approx. Gross Internal Area  
865 Sq Ft - 80.36 Sq M  
For identification only. Not to scale.  
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First Floor



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