



12 Slateford Gait,
Edinburgh, EH11 1GW



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12 Slateford Gait presents a fantastic opportunity to obtain a bright and spacious modern ground floor flat with MAIN DOOR entrance.

Forming part of a modern factored building in the popular Slateford area of the city, the development has a residents gym, shared gardens and underground residents car park.

The flat has gas central heating and full double glazing throughout.

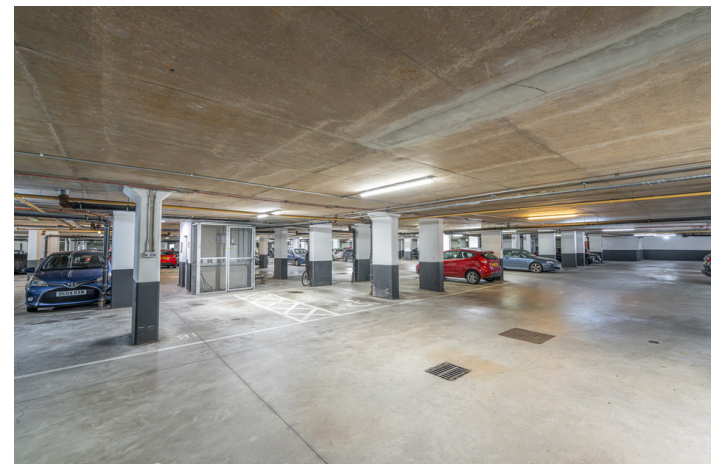
The accommodation includes an entrance hallway with storage cupboard. Overlooking the front of the property is the large lounge / kitchen / diner which enjoys an open plan design with the kitchen being fitted with a range of modern base and wall units with oven, hob, fridge/freezer and washer/drier to remain. An inner hallway has a storage cupboard and leads to a double bedroom with double wardrobe and window to front. The beautifully appointed shower room completes the accommodation and is fitted with a two piece white suite with large walk-in shower enclosure with dual shower heads.

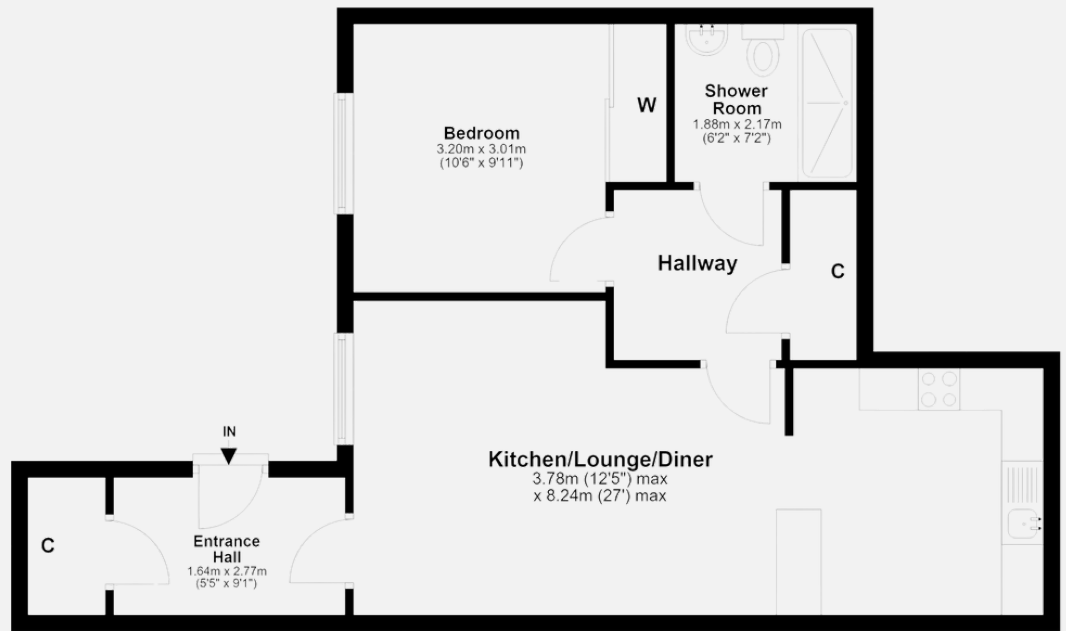
Early internal viewing of this lovely, bright and spacious flat is essential.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, buildings insurance and onsite concierge. The current factor is Taylor and Martin with a monthly payment of approximately £125.

Area Description

The area of Slateford is popular due to its excellent location and easy access to the city centre and City Bypass via the nearby A71. Slateford has a range of shops in the area with nearby Fountain Park housing restaurants, cinema, a bowling alley and gym. Local train service nearby adds to the active bus timetable in the area making this an excellent home for the commuter.





Accommodation

Entrance Hallway: 2.77m x 1.65m (9'1" x 5'5")
Lounge/Kitchen/Diner: 8.23m x 3.78m (27' x 12'5")
Bedroom: 3.2m x 3.02m (10'6" x 9'11")
Shower Room: 2.18m x 1.88m (7'2" x 6'2")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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