



6/13 Appin Street, Edinburgh, EH14 1PN

Light & Beautifully Presented, Three-Bedroom, Fourth-Floor Apartment with Balconies

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Property Description

Light and beautifully presented, three-bedroom, fourth-floor apartment with balconies and superb open skyline views. Forming part of a modern, factored residential development, located in the popular Slateford area, west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, master bedroom with an en-suite shower room, two further bedrooms, and a family-sized bathroom.

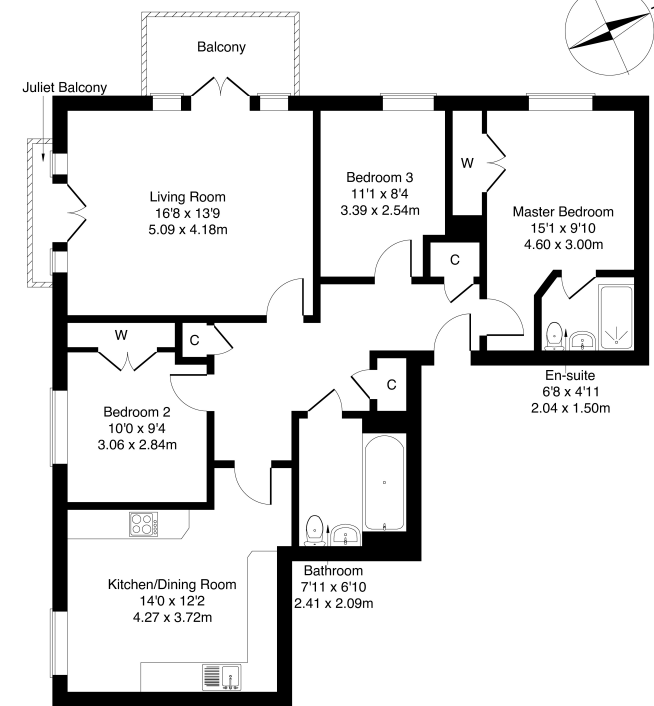
Highlights include a modern kitchen with integrated appliances, fitted bathroom suites, contemporary flooring, double glazing and HIVE gas central heating.

With views to the Pentland and Corstorphine Hills, there is also good storage provision and an impressive dual-aspect lounge. The development provides a secure entry system, lift service, highly maintained grounds, private residents' parking, and additional zoned parking.

A welcoming entrance hall provides access throughout the property and benefits from excellent storage, with three built-in cupboards. Set to the front, the bright and spacious dual-aspect lounge enjoys a southerly-facing aspect, filling the room with natural light. Finished with light décor and carpeted flooring, the lounge further benefits from a Juliet balcony to one side and a terraced balcony to the other, offering ample space for outdoor furniture and enjoying the superb open skyline views. The generous kitchen provides ample space for dining and is fitted with a range of wall and base units, stone-effect worktops and matching splashbacks. Integrated appliances include a hob, oven, dishwasher, washing machine and fridge/freezer, while a sink with drainer completes the practical design.

The spacious master bedroom provides a comfortable retreat and features light décor, carpeted flooring, a built-in wardrobe and a large en-suite shower room. Two further well-proportioned bedrooms are positioned to opposite aspects, with bedroom two also benefiting from a built-in wardrobe. Completing the accommodation, the family-sized bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (1044 sq ft - 97 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Slateford is a well-established suburb to the west of Edinburgh city centre, offering a wide range of amenities including local shops, banks, Royal Mail Collection Office, Lidl, and nearby Sainsbury's stores at Gorgie and Longstone. The area also benefits from a 24-hour ASDA supermarket and the Edinburgh West Retail Park at Chesser, including an M&S Food Outlet, Aldi and Home Bargains. Leisure options are plentiful, with facilities such as Nuffield Health Club, Lift Gyms, The Corn

Exchange Leisure Village, Craiglockhart Sports Centre, and Pure Gym, alongside numerous golf courses and open spaces like Colinton Dell and the Water of Leith for walking. Slateford enjoys excellent access to Napier, Heriot-Watt, and Edinburgh universities. Five regular bus services operate from the A70 and A71, which pass the development, while Slateford railway station provides convenient rail links into the city centre.





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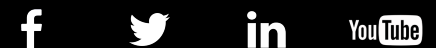
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