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Offers Over
£270,000

2/15 Appin Street

Slateford | Edinburgh | EH14 1PA

Forming part of an established modern development in the popular Slateford area, this fourth floor two bedroom flat offers well presented accommodation, complemented by lift access, a private balcony and views towards the Pentland Hills. Ideally positioned for a wide range of local amenities and excellent transport links, the property would make an ideal home for first time buyers, professionals and those looking to downsize.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private balcony
-  Permit/meter parking
-  Lift
-  EPC rating – B
-  Council tax band - E



Description

Located on the fourth floor and accessed via secure communal stairs or lift, the property opens into a welcoming hallway with useful storage cupboards. To the left is the bright and airy lounge, with doors opening onto a private balcony, providing an ideal setting for relaxing or dining in the warmer months while taking in the open views. The breakfasting kitchen is fitted with a range of wall and base units with co-ordinated worktops and integrated appliances. There are two double bedrooms, both with built in wardrobes, with the principal further benefiting from an en-suite shower room. Completing the accommodation is the contemporary bathroom, fitted with a white suite and rainfall shower over the bath. Further features include gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer, washing machine and dishwasher.

Gardens and Parking

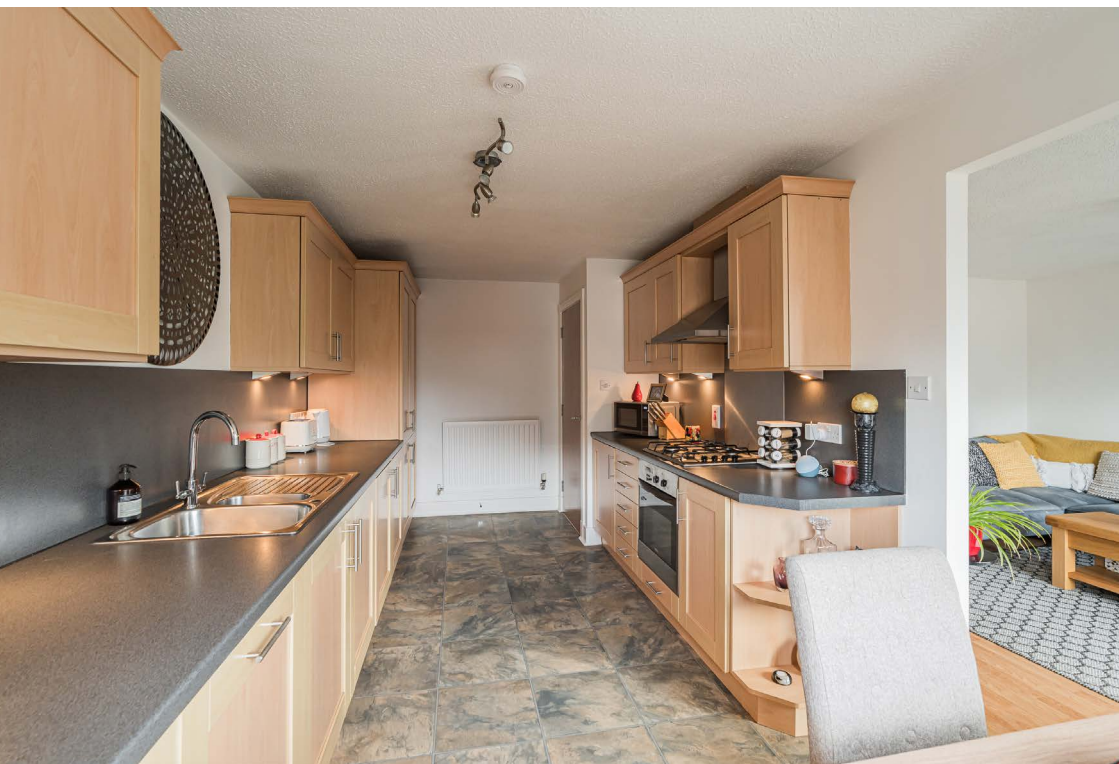
There are well maintained communal garden grounds surrounding the development, and there is a mix of private residents parking and permit/meter parking outside, along with a shared bike store.

Factoring

The communal areas and garden grounds are maintained by James Gibb at cost of approximately £XX per month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

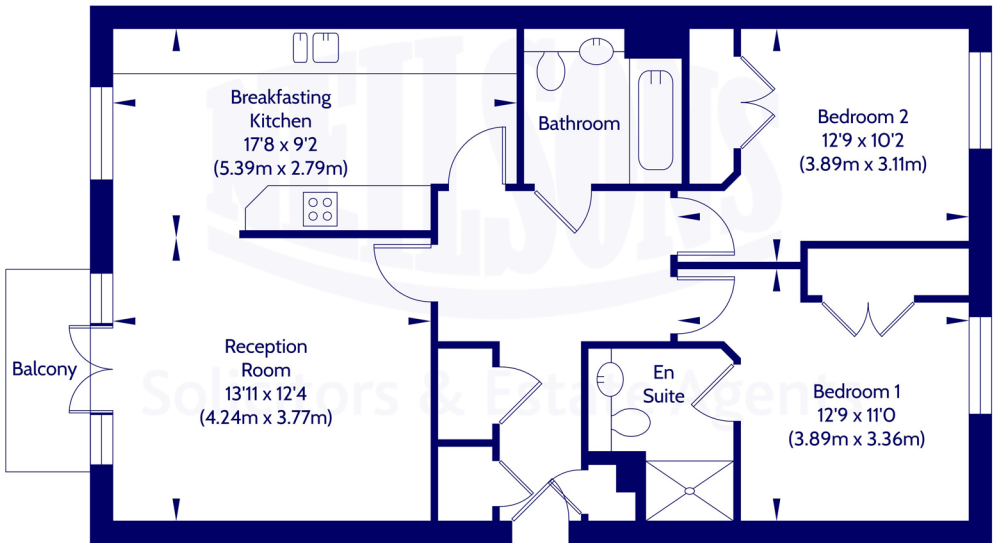
Located in the sought after residential district of Slateford, to the southwest of Edinburgh's city centre, this area offers excellent convenience and connectivity. It is ideally suited for commuters, with frequent bus services to the city and beyond, Slateford train station just a short walk away, and easy access to the City Bypass, M8/M9 motorways, the Queensferry Crossing, and Edinburgh International Airport. Residents enjoy a wide selection of local amenities, including several supermarkets and the nearby Edinburgh West Retail Park, which features a range of stores such as an M&S Foodhall. The neighbouring areas of Gorgie and Dalry provide an abundance of everyday conveniences, along with a variety of specialist shops, cafes, and bars. For leisure and recreation, the area is well served by facilities such as Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the Edinburgh Corn Exchange, and World of Bowling and Football. The nearby Water of Leith and Union Canal walkways also offer scenic routes for walking and cycling, adding to the appeal of this well-connected and vibrant location.





Approx. Gross Internal Floor Area 75 Sq M / 805 Sq Ft.

4th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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