



Beautifully presented, and enjoying attractive views

Two-bedroom, third floor apartment



Set within a sought-after modern development in the ever-popular Slateford area, this beautifully presented third-floor apartment offers stylish, move-in-ready accommodation complemented by an excellent range of residents' amenities. Accessed via a secure and well-maintained communal entrance with lift service to all floors, the property enjoys attractive views over the landscaped courtyard from every room. The entrance hallway provides generous storage, while the bright and spacious lounge is enhanced by a striking feature panelled wall and opens onto a private balcony overlooking the communal courtyard. The contemporary fitted kitchen is well equipped with appliances and offers space for dining, making it ideal for both everyday living and entertaining. The principal bedroom is generously proportioned and benefits from a fitted wardrobe and a modern en-suite shower room. A second spacious double bedroom and a stylish family bathroom complete the accommodation. Further benefits include secure underground parking, and access to an impressive range of exclusive residents' facilities including a concierge service, fully equipped gym, and beautifully landscaped communal grounds. Presented in true walk-in condition, this apartment will appeal to a wide range of buyers, including professionals, first-time buyers, downsizers and investors seeking a quality home in a convenient and highly desirable location.

Key Features

Communal entrance and lift

Hallway

Lounge with balcony

Kitchen

Master bedroom with ensuite

Second double bedroom

Bathroom

Double glazing and gas central heating (new boiler 4 years ago)

Communal grounds

Underground secure parking

EWS1 - this property has an EWS1 certificate with a rating of A2

Factored by Taylor & Martin - approx. £100-£200 per month which includes maintenance of common areas, lift, gym, car park, concierge, and common buildings insurance



Slateford

Slateford is a long-established suburb, lying west of the Edinburgh city centre. There is a wide range of amenities which include local shops, banks, a post office, ASDA 24-hour supermarket at Chesser, Sainsbury's at Longstone, and the Edinburgh West Retail Park. Napier, Heriot-Watt, and Edinburgh universities area within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, and Pure Gym on Gorgie Road. Also close by are numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A70 and A71 whilst Slateford station offers rail commuting into the city centre.



Extras

All fitted floor coverings, blinds, light fittings (with the exception of the sitting room which will be replaced with a similar fitting), oven, hob, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£260,000

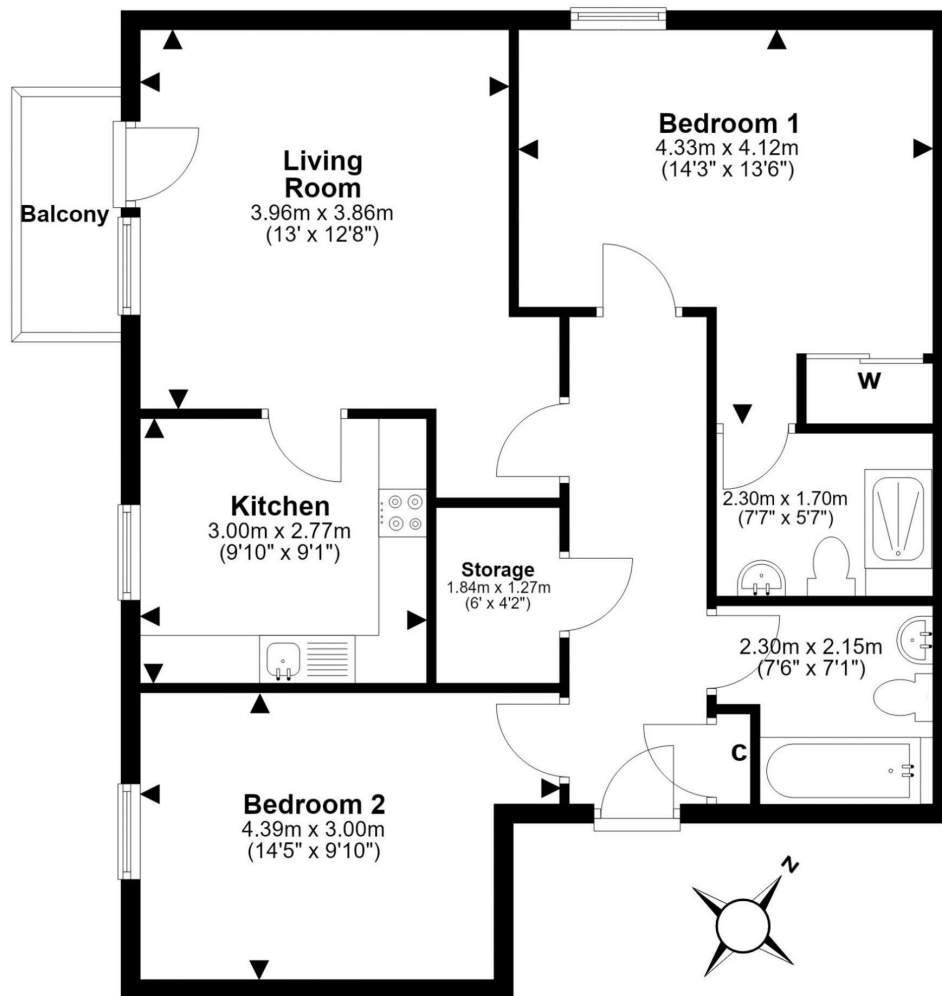
EPC Rating

B

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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