



159/6 The Maltings, Slateford Road

Slateford, Edinburgh, EH14 1PB



VMH ESTATE AGENTS



Spacious ground floor flat with 3 double bedrooms in convenient location

- Spacious sitting/dining room
- Well equipped kitchen
- Principal bedroom with en-suite
- 2 further double bedrooms
- Family bathroom with white suite
- Excellent storage provision
- Popular & convenient location
- Well maintained factored grounds
- Secure allocated parking space
- Electric heating & double glazing



Offers Over:

£265,000



Further information can be found in the home report.

About the Property

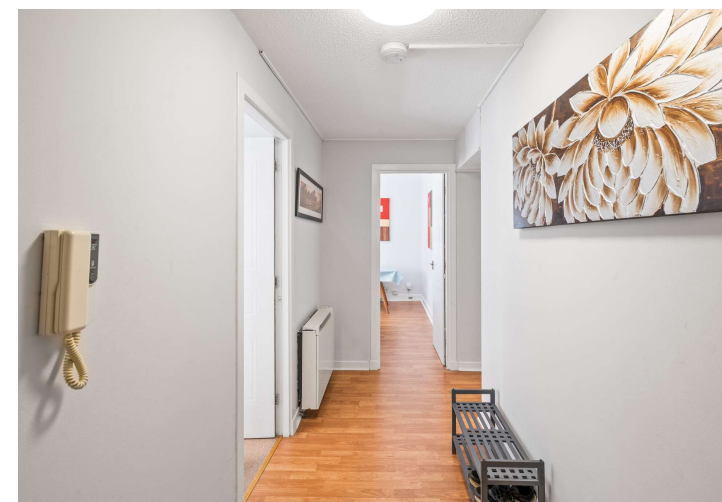
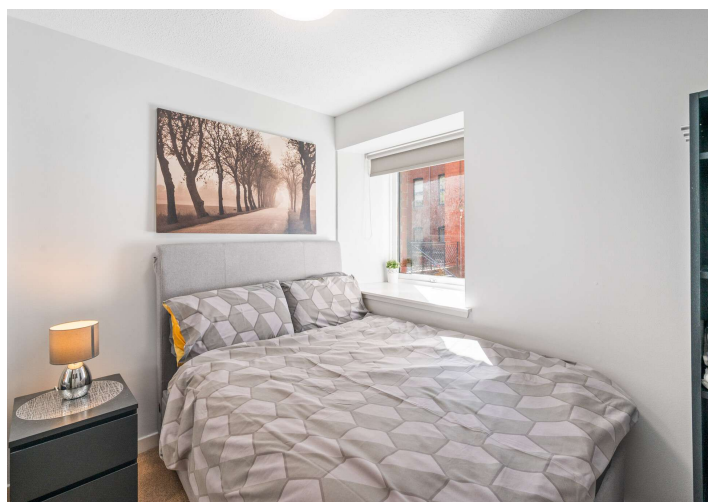
Well presented ground floor apartment with 3 double bedrooms forming part of an established modern development, enjoying a quiet position in a most convenient location.

The accommodation comprises of a bright and generously proportioned dual aspect sitting/dining room, there is a separate kitchen, a principal bedroom with ensuite bathroom, 2 further double bedrooms and a family bathroom. A fantastic level of storage is provided with all bedrooms having built-in wardrobes, further benefits include double glazing and electric heating.

Externally, the shared grounds are very well maintained and there is a secure allocated parking space.

Extras

All fitted floor coverings, blinds, light fittings, integrated appliances - electric hob, oven, extractor hood along with free standing washing machine are included in the sale price. No warranties or guarantees will be given in relation to appliances.



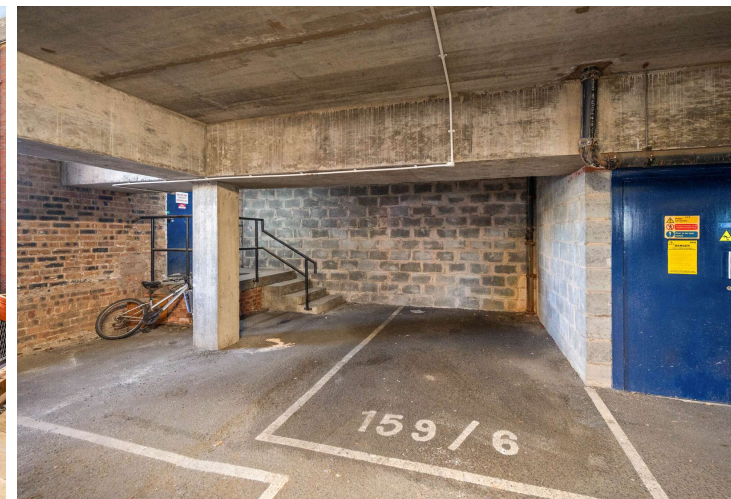


📍 Location

Slateford lies a short distance to the west of Edinburgh's city centre. It is extremely accessible by public transport being served by a number of regular and efficient bus services running along Slateford Road. Haymarket Railway Station and Tram stop is close by and there is quick access to the City Bypass, Edinburgh International Airport and the central Scotland motorway network. The area is well served with good local amenities and Edinburgh West Retail Park is close by. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk while further leisure facilities can be found at Craiglockhart Sports and Tennis Centre and at

🏠 Management

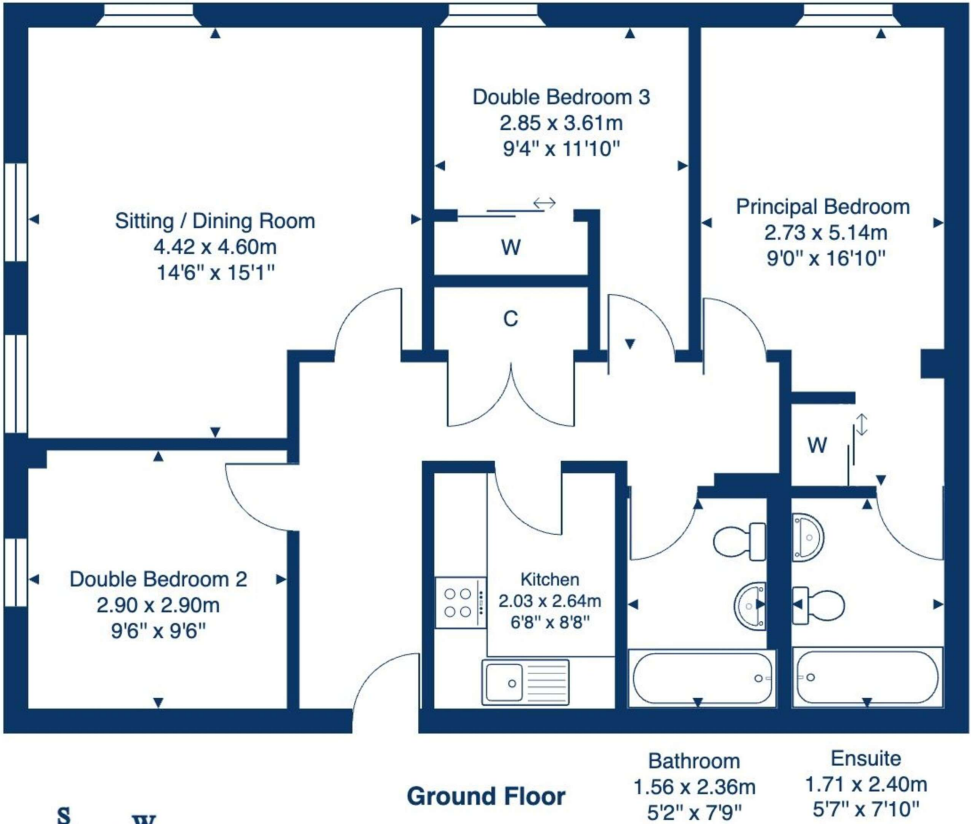
The development is factored by James Gibb at approximately £160 per month, paid quarterly and includes block buildings insurance.





Floor Plan

159/6 Slateford Road, Edinburgh, EH14 1PB



Total Area: 78.6 m² ... 846 ft²

All measurements are approximate and for display purposes only.



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