BlairCadell
solicitors + estate agents

165/6 Slateford Road
Edinburgh EH14 1PD

Offer Over £265,000

- Attractive ground floor flat
- Lounge
- Seperate dining room - Can be utilised as a third bedroom/office/nursery
- Well appointed kitchen
- Two double bedroms with fitted wardrobes
- Master en-suite
- Family Bathroom with three piece suite
- Secure residents parking and communal grounds

Council Tax Band: E
Tenure: Freehold
Annual Service Charge: £1920

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Ground Floor Flat

Presented to the market in walk-in condition, this attractive ground floor flat offers spacious, well-appointed accommodation throughout. Ideally situated for swift and convenient access to a host of local amenities and the city centre, the property combines comfortable living with a highly convenient location. With excellent potential to create a fantastic home, early viewing is highly recommended.

The property comprises a welcoming lounge, providing a comfortable space to relax and unwind, alongside a separate dining room which offers excellent versatility and could also be utilised as a home office, guest bedroom or additional reception space to suit individual needs. The separate kitchen is well equipped with ample wall and floor storage units, providing plenty of cupboard and worktop space. Complete with an electric hob and oven, the kitchen offers a practical and functional space for everyday cooking and dining. There are two generously proportioned double bedrooms, both benefiting from built-in wardrobes. The principal bedroom further enjoys the added convenience of its own en-suite shower room with WC. Completing the accommodation is a family bathroom fitted with a three-piece suite, including an electric shower over the bath. Externally, the property further benefits from secure underground parking, providing added convenience and peace of mind, along with communal grounds for residents to enjoy. Please note no warranty is given for systems.

Factor Details - The property is factored by James Gibb Factors with a montly fee of approximately £160 which covers buildings insurance and maintanence.

Slateford is a popular residential area located to the southwest of the city centre, just a ten-minute drive from the bypass leading to the airport and the central belt motorway network. The city centre is easily accessible by regular public transport services, including buses running past the bottom of the road, trams, and trains, all available nearby at Haymarket. Shopping facilities in the area include the Edinburgh West Retail Park, 24-hour ASDA, Lidl, M&S food hall, Aldi and a Sainsbury's superstore at Inglis Green, with additional access to Murrayfield Sainsbury's. Recreational facilities abound, including Nuffield and Pure Gym, Fountain Park, the Corn Exchange Village, and Murrayfield Stadium, all within walking distance and offering various fitness options. The area also boasts a variety of outdoor facilities, such as the Water of Leith Walkway, the Union Canal, and Harrison and Saughton Park & Gardens, all just a short walk away

Viewing by appointment on 0131 337 1800



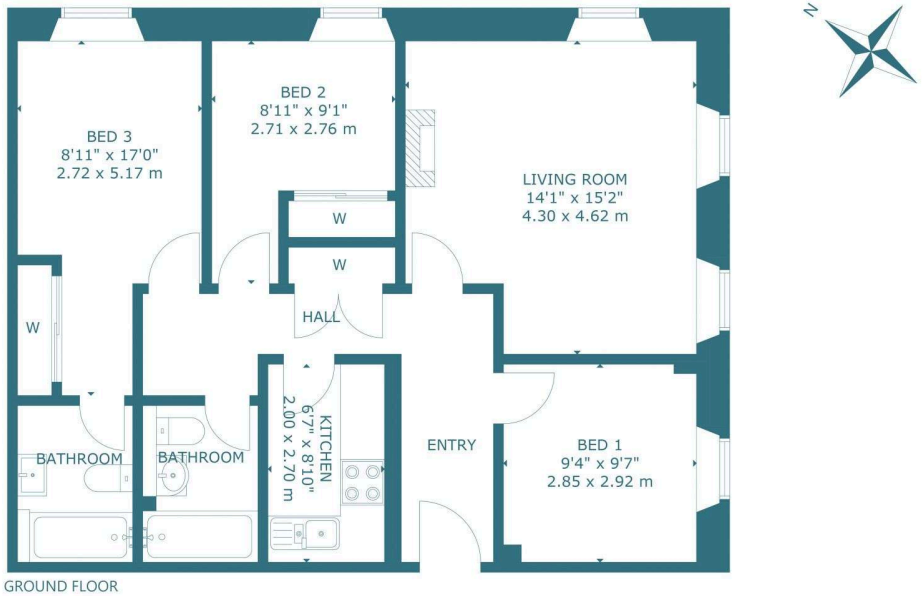






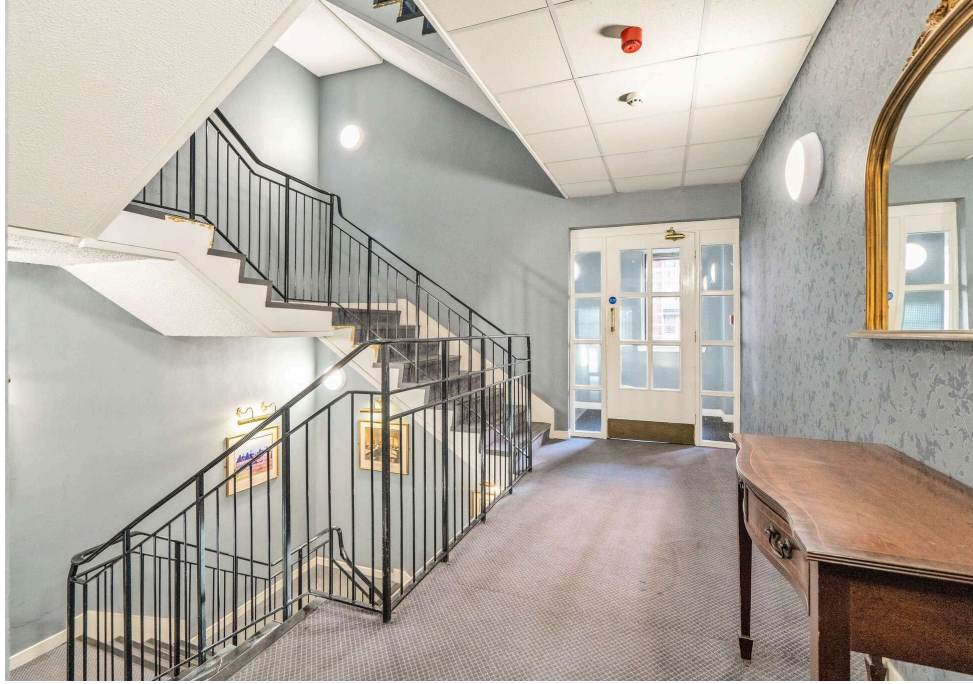


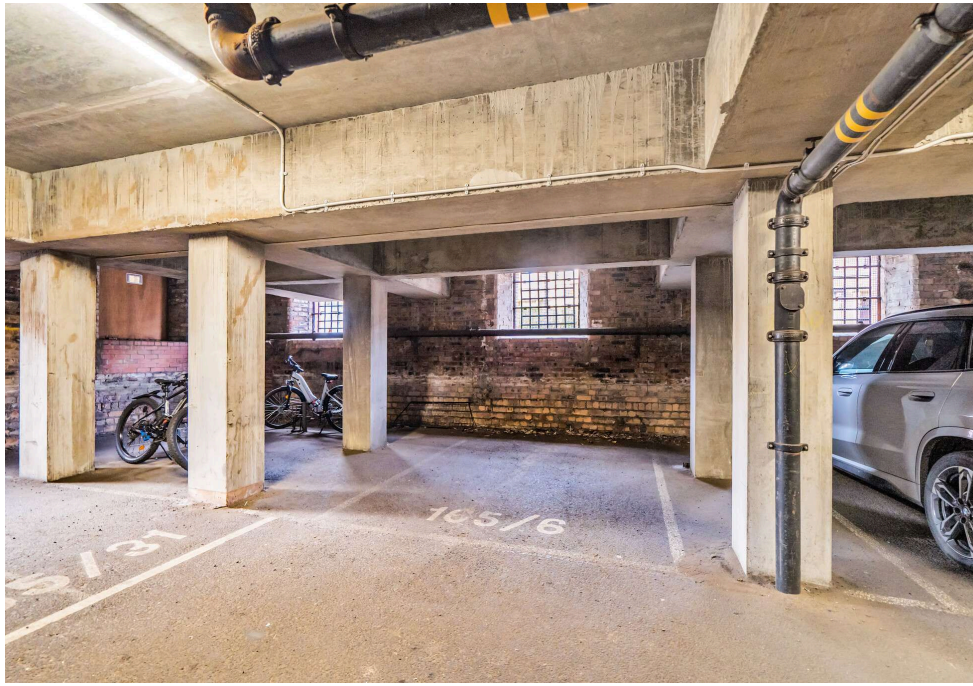




GROUND FLOOR

165/6 SLATEFORD ROAD EH11 1PD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 592 SQ FT /55 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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