



Flat 2, 12 Appin Place, Slateford, Edinburgh, EH14 1NJ

Beautifully Presented, Spacious, Triple-Aspect, Ground-Floor Flat with Private Parking

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Property Description

Beautifully presented, spacious, triple-aspect, two-bedroom, ground-floor flat, with private parking. Set in a sought-after, modern, factored development, located in the popular Slateford district, west of Edinburgh city centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, two bedrooms and a bathroom.

In move-in condition, highlights include a modern integrated kitchen with a full range of appliances and a stylish, fitted bathroom. In addition, there is contemporary flooring, double glazing, gas central heating (with a new boiler and controls) and good storage provision, including integrated wardrobes.

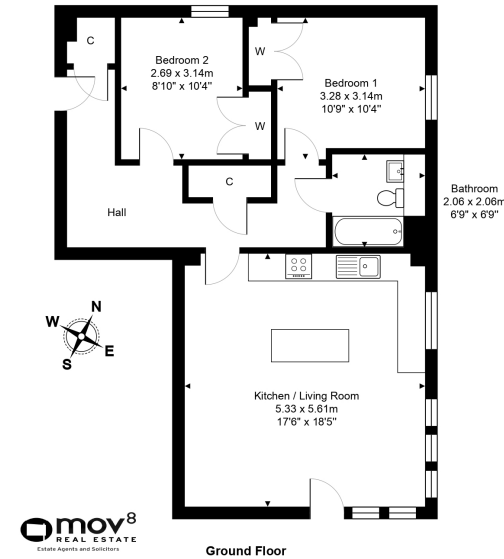
Property expected to achieve £1,500pcm on the rental market.

There is also a secure entry system, private residents' parking and well-maintained shared garden grounds.

A welcoming entrance hall, with storage, is finished with contemporary, wood-effect flooring and light, neutral decor which continues throughout the flat. An impressively proportioned, open-plan room enjoys generous, almost full-height glazing, which wraps around the southeast corner of the flat and opens onto the leafy, well-maintained garden. A versatile floor plan offers space and flexibility for both lounge and dining furniture whilst, zoned by a breakfasting island, a kitchen area is fitted with high-quality units and worktops along with stylish metro-tiled splashbacks. Integrated appliances include an oven, a gas hob, a dishwasher and a washing machine, whilst space is available for a fridge/freezer.

Across the hall, two well-proportioned bedrooms continue the modern finish of the living area and maximise floor space with integrated wardrobe storage. Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, vanity storage and tiled splash walls.

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Approximate Gross Internal Area: 71.1 m² ... 765 ft²

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 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, Lidl, a Sainsbury's at Gorgie and Longstone, a 24-hour ASDA supermarket and the Edinburgh West Retail Park at Chesser. Leisure facilities include Nuffield Health Club, Lift Gyms, The Corn Exchange Leisure Village, Craiglockhart Sports

Centre, and Pure Gym, as well as numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Napier, Heriot-Watt, and Edinburgh universities are all within easy reach, with regular bus services available from both the A70 and A71, whilst Slateford station offers rail commuting into the city centre.





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