



159/7 Slateford Road, Slateford, Edinburgh, EH14 1PB

Spacious, Two-Bedroom, Ground-Floor Flat, with an Allocated Parking Space.

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Spacious, tastefully-presented, two-bedroom, ground-floor flat, with an allocated parking space. Set in the impressive Maltings development, in the popular Slateford area of Edinburgh, west of the city centre.

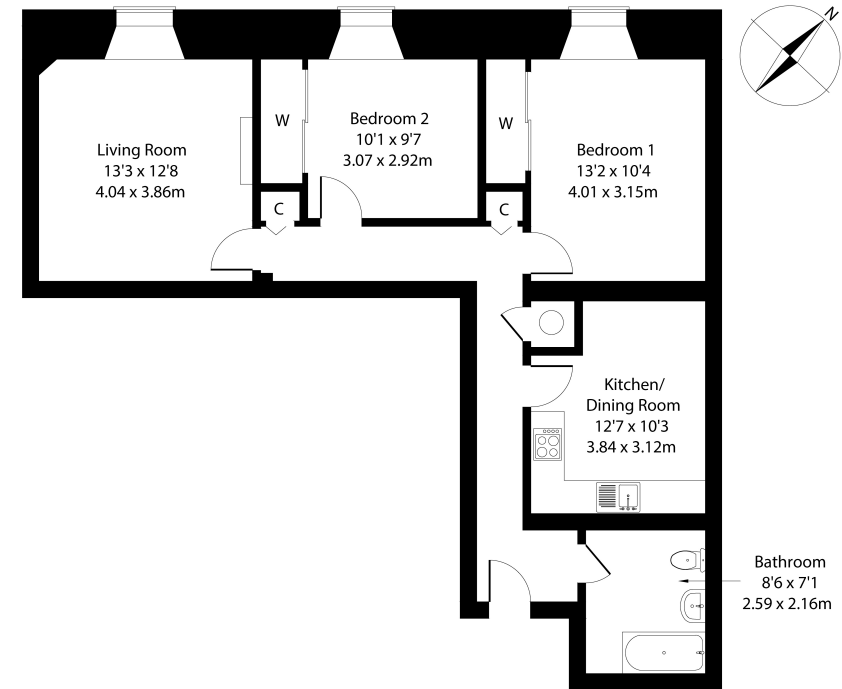
Comprises an entrance hallway, a living room, a dining/kitchen, two double bedrooms and a family bathroom.

Updated for the market and ready-to-move-in, with new flooring throughout, a new bathroom, an upgraded kitchen, and fresh, contemporary decor. In addition, there are wood-framed, double-glazed windows, electric heating, TV and phone points and good integrated storage.

This factored development offers a secure entry system, a central courtyard, and secure, underground, residential parking.

A hallway gives access throughout, and features two built-in store cupboards, a secure entry handset and stylish modern flooring, which runs into the kitchen. A living room includes carpeted flooring, a feature fire surround and a central light fitting. The spacious kitchen has ample room for a dining table, whilst modern, fitted units include new, gemstone-style worktops, a sink with a drainer, a tiled surround, a fridge/freezer, a dishwasher, a new washing machine and a new, integrated electric oven and hob. Two double bedrooms feature carpeted flooring, pendant light fittings and built-in, mirrored wardrobes. A large family bathroom is fitted with a new, three-piece suite, including a shower over the bath, a shaver point, tiled flooring and splash walls.

mov⁸ REAL ESTATE
159/7 Slateford Road, Edinburgh, EH14 1PB
Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Ground Floor

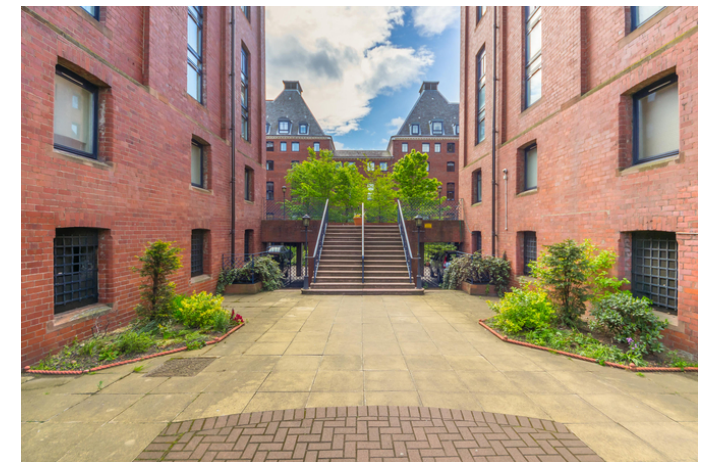
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, numerous golf courses and the open walking spaces of Colinton Dell and the Water

of Leith. Regular bus services are available from both the A70 and A71, whilst Slateford station offers rail commuting into the city centre.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.