



Property Description

Spacious and well-presented, two-bedroom, fifth (top) floor flat with a private balcony, forming part of a modern, factored, residential development, located in the popular Slateford area, lying west of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Features include fresh neutral décor and flooring, a fitted kitchen with appliances, double glazing, electric central heating, multiple TV and telephone points, and integral storage provision. The development also provides a secured entry system, lift service, concierge, communal fitness suite, landscaped grounds, and secured underground parking.

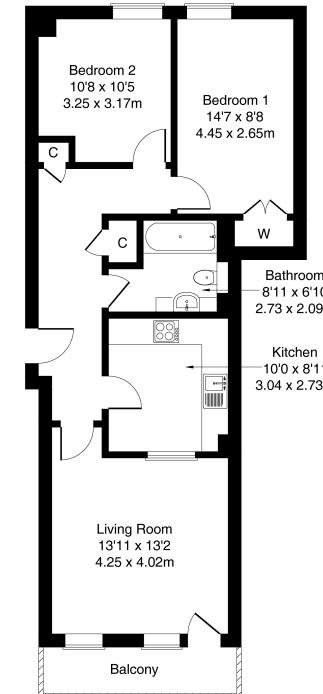
The spacious entrance hall gives access throughout and features a built-in storage cupboard and carpeted flooring continuing into the bright, airy living room which provides access to the private balcony. The fitted kitchen includes stone-effect worktops, a sink with drainer, a mosaic-tiled surround; and an integrated oven, electric hob and canopy, fridge/freezer and a freestanding washing machine.

Set to the rear of the property, bedroom one includes carpeted flooring and a built-in wardrobe, whilst bedroom two is likewise well finished, also with carpeted flooring and a pendant light fitting.

Completing the accommodation, the bathroom is set internally off the hall and is fitted with a three-piece suite with a mains mixer shower over the bath, storage units and tiled splash walls.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE 2/11 Robertson Gait Edinburgh EH11 1HJ
Estate Agents and Solicitors
Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



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.





This image has been virtually staged



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