



## Flat 14, 17 Slateford Gait, Edinburgh, EH11 1GW

Light & Beautifully Presented Two-Bedroom, Ground-Floor Apartment with Private Balcony

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# Property Description

Opportunity to acquire a 50% shared ownership\* of this light and beautifully presented, two-bedroom, second-floor apartment with a private balcony. Forming part of a modern, factored residential development, located in the popular Slateford area, west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, master bedroom with an en-suite shower room, a double bedroom, and a family bathroom.

Highlights include a fitted kitchen with appliances, continuous contemporary flooring, double glazing and gas central heating. With superb natural light and tasteful decor, it also features modern bathrooms and good storage provision.

The development provides a secured entry system, lift service, onsite concierge, communal fitness suite, landscaped grounds, and secured underground parking.

The welcoming entrance hall offers access to all rooms within the property and benefits from two built-in storage cupboards conveniently positioned near the front door, providing excellent everyday practicality. The living room is a bright and inviting space, and the generous proportions allow for a variety of furniture layouts, creating a comfortable setting for both relaxing and entertaining. A balcony door draws in plenty of natural light and provides direct access to a balcony, seamlessly extending the living room. Accessed from the living room, the modern fitted kitchen and dining area has integrated appliances, including a washing machine, dishwasher, oven and induction hob, offering both style and functionality. There is also space for a dining table, making it ideal for everyday meals or hosting guests.

Moving down the hall, the master bedroom features a built-in wardrobe, providing excellent storage. The room offers comfortable proportions with space for additional furnishings and benefits from access to a convenient en suite. A further bedroom is also well presented and versatile, suitable as a guest room, home office or additional bedroom accommodation. Completing the property, the three-piece fitted bathroom comprises tiled flooring, a central light fitting and a tiled splashback surround, with a rainfall showerhead over the bath creating a stylish and contemporary finish.

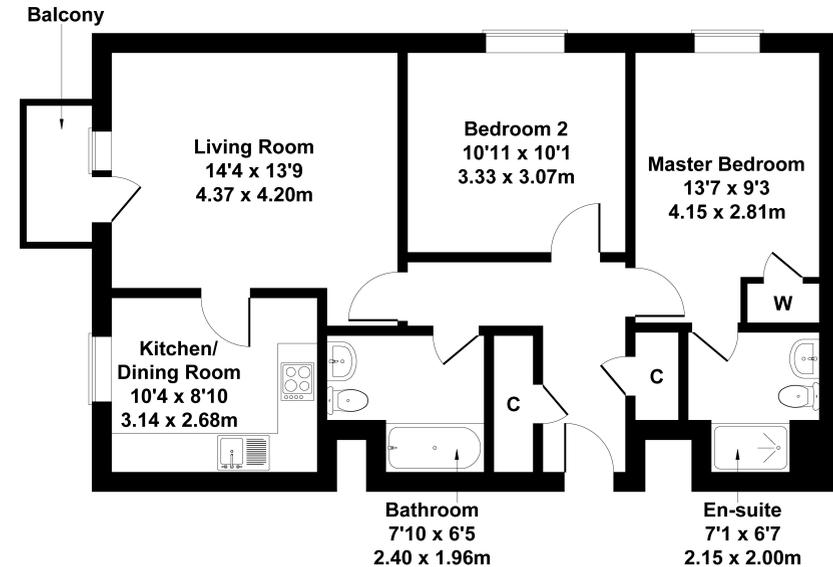
\*The remaining 50% share of the property is owned by Wheatley Homes East. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association.

At the time of writing, a monthly occupancy payment of approximately £270.33 is currently payable to the Association.

In addition to this, there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

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Approximate Gross Internal Area  
732 sq ft - 68 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

## Area Description

Slateford is a well-established suburb to the west of Edinburgh city centre, offering a wide range of amenities including local shops, banks, a post office, Lidl, and nearby Sainsbury's stores at Gorgie and Longstone. The area also benefits from a 24-hour ASDA supermarket and the Edinburgh West Retail Park at Chesser. Leisure options are plentiful, with facilities such as Nuffield Health Club, Lift Gyms, The Corn

Exchange Leisure Village, Craiglockhart Sports Centre, and Pure Gym, alongside numerous golf courses and open spaces like Colinton Dell and the Water of Leith for walking. Slateford enjoys excellent access to Napier, Heriot-Watt, and Edinburgh universities. Regular bus services operate from the A70 and A71, while Slateford railway station provides convenient rail links into the city centre.





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