



Flat 27, 17 Slateford Gait, Slateford, Edinburgh, EH11 1GW

Modern, Three Bedroom, Fourth Floor Flat with Private Balcony

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Property Description

Light, well-presented and spacious, modern three-bedroom, fourth-floor flat with a private balcony. Forming part of a factored residential development, located in the popular Slateford area, lying west of Edinburgh city centre.

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

Features include a stylish fitted kitchen, contemporary flooring, double glazing, gas central heating, and good storage provision.

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

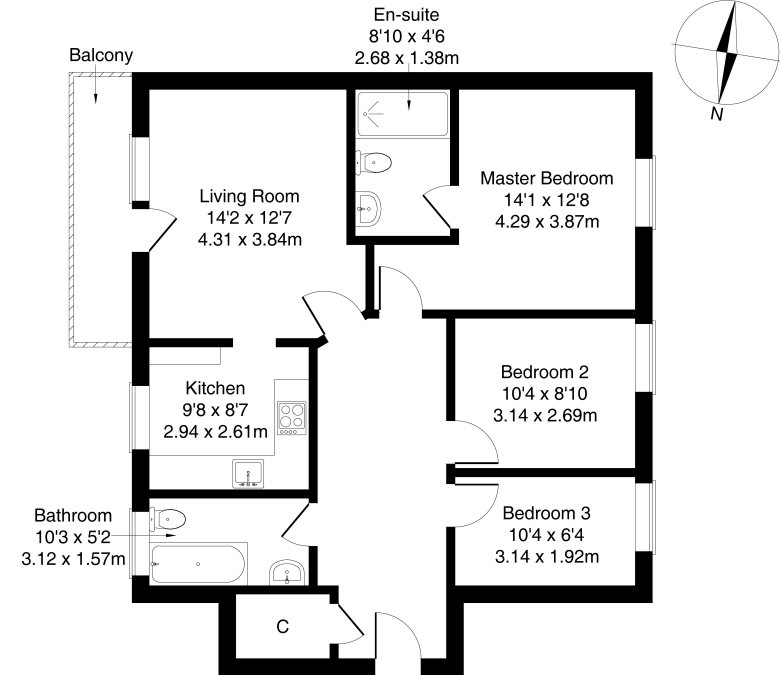
The hallway gives access to all rooms except the kitchen, and features two pendant light fittings, the secured entry handset and a built-in store cupboard. Modern flooring runs continuously from the hall into the easterly-facing public room, which offers space for both lounge and dining furniture, and gives access to the balcony and kitchen. The good-sized kitchen features stone-effect worktops and breakfast bar with a matching upstand, a sink with drainer, a freestanding washing machine, and an integrated dishwasher, oven and gas hob with a canopy above.

To the rear westerly facing aspect, a master bedroom has ample space for freestanding storage and includes carpeted flooring, whilst an en-suite has an integrated cubicle, a two-piece suite and a shaver point. Two further flexible bedrooms are also rear-facing and include carpeted flooring and space for freestanding storage. Completing the accommodation, the main bathroom is fitted with a three-piece suite, tiled flooring and splash walls.



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Approximate Gross Internal Area: (840 sq ft - 78 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.





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