



MACWOOD



**17/12, Slateford Gait
Edinburgh, EH11 1GW**



WHAT YOU NEED TO KNOW



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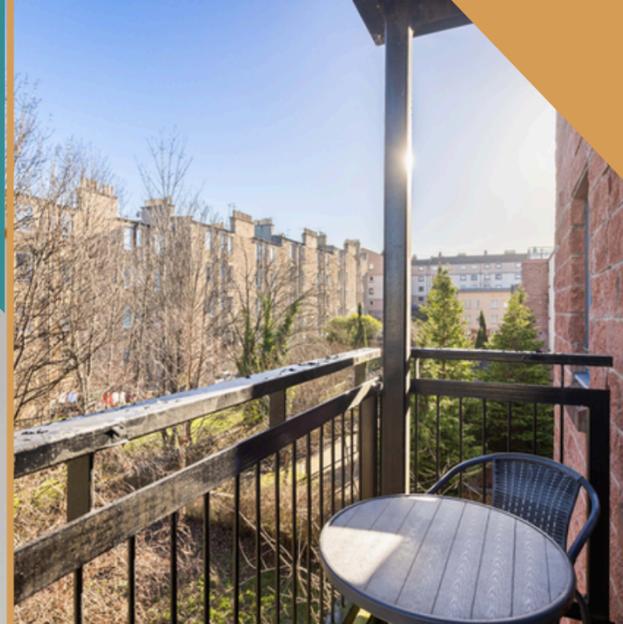
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Set within a well-maintained, factored development at Slateford Gait, this attractive two-bedroom flat offers modern, low-maintenance living with an excellent range of resident amenities. The development benefits from a concierge service, residents' gym, lift access to all floors, communal gardens, and secure underground parking.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hall with excellent built-in storage. There are two generous double bedrooms, one of which enjoys the added luxury of an en-suite shower room. The heart of the home is the bright and spacious lounge with a dual aspect that enjoys the evening sun. The lounge has direct access to a private balcony which offers a pleasant outdoor space. The well-equipped breakfasting kitchen is located off the lounge, providing an ideal layout for both everyday living and entertaining.

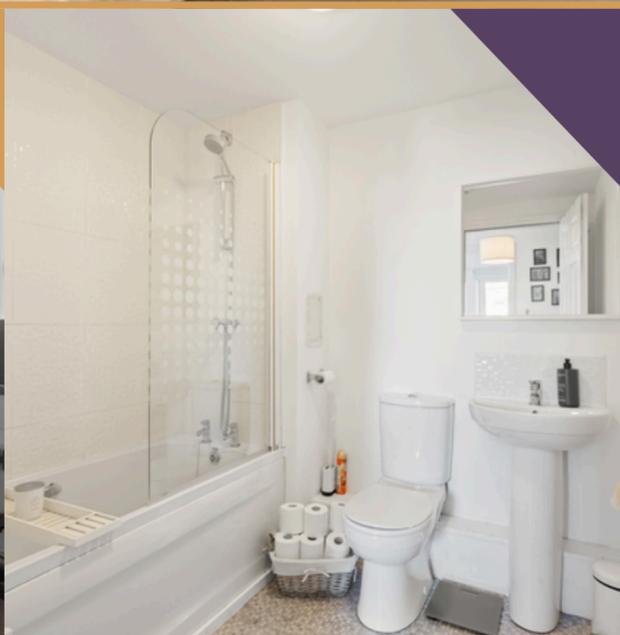
The property is finished to a good standard throughout and is well suited to a range of buyers, including professionals, downsizers, or buy-to-let investors.



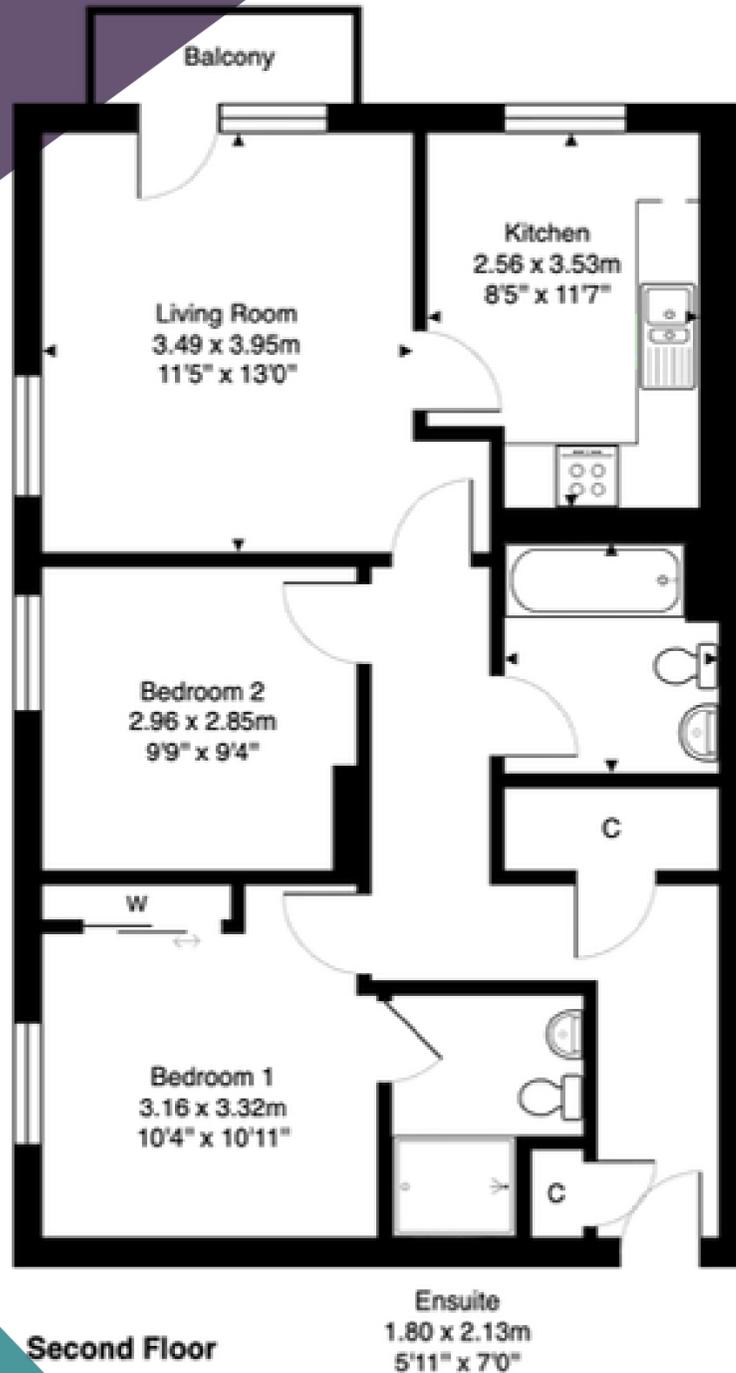


“A modern two-bedroom flat set within a well-maintained, factored development at Slateford Gait, offering excellent resident amenities including concierge, gym, underground parking, lift access, and a private balcony.”

Danielle Hunter
Head of Estate Agency



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Second Floor

Total Area: 66.3 m² ... 714 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Bathroom
2.06 x 2.17m
6'9" x 7'1"



LOCATION

Slateford Gait is conveniently positioned to the west of Edinburgh, offering excellent access to the city centre and beyond. A wide selection of local shops, cafés, and supermarkets can be found nearby, with more extensive retail and leisure facilities available at nearby retail parks.

The area is well served by public transport, including regular bus services and Slateford railway station, providing swift connections to the city centre and surrounding areas. For outdoor enthusiasts, the picturesque Union Canal and nearby green spaces offer excellent walking and cycling routes.





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**GET IN TOUCH TO
REGISTER YOUR
INTEREST**

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