



94/3, Slateford Road, Slateford, Edinburgh, EH14 1NP

Light & Well Presented, Two-Bedroom, First Floor Flat

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Property Description

Light and well presented, two-bedroom, first floor flat, forming part of an established residential development, conveniently located in the popular Slateford area, west of Edinburgh city centre.

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

Featuring new contemporary flooring throughout, there is also a fitted kitchen, modern bathroom, double glazing and gas central heating.

Further features include a secure entry system, a large shared garden to the rear, and unrestricted on-street parking in the surrounding area.

The hallway gives access throughout, including two built-in storage cupboards and the entry phone handset. Set to the front, a good-sized public room can accommodate both lounge and dining furniture and includes a built-in store cupboard and a feature fireplace.

To the rear, the fitted kitchen has stone-effect worktops, a sink with drainer, and includes a cooker with a gas hob.

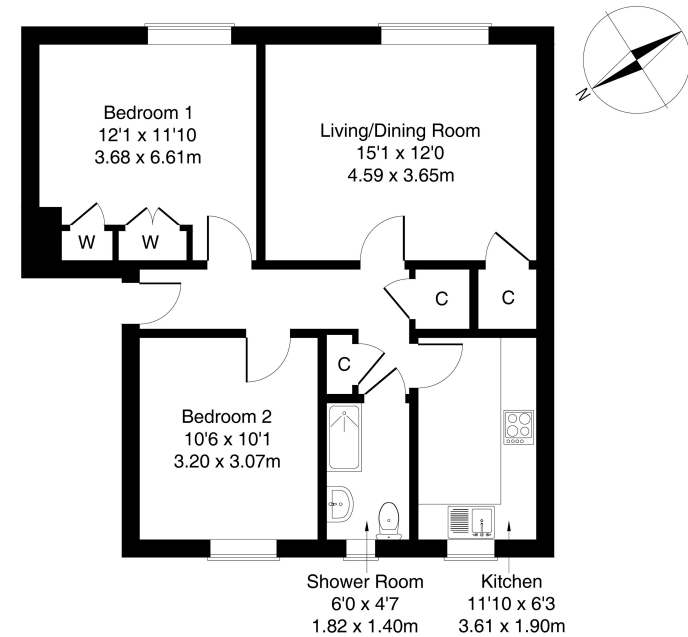
Two well proportioned double bedrooms are set to either aspect, with front-facing bedroom one including built-in wardrobes. The modern shower room has a rear-facing window and is fitted with a two-piece suite, a corner cubicle, tiled flooring and splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



First 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.





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