



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

Light & Well Presented, Two-Bedroom, First Floor Flat Up to date price and viewing info at mov8realestate.com/property



# 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.

## mov<sup>8</sup> 94/3 Slateford Road, Edinburgh EH14 1NP

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.



















### **Our Services**

Free pre-sale property valuations
Great value fixed estate agency fees
Extensive buyer matching database
Purchase and sale conveyancing

#### **Contact Us**

0345 646 0208 sales@mov8realestate.com www.mov8.com

#### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ Glasgow Office 77 Renfrew Street, Glasgow, G2 3BZ



in

You Tube

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.