



## Flat 4, 1 Slateford Gait, Edinburgh, EH11 1GX

Tastefully Presented, Bright & Ready-To-Move-In, Two-Bedroom, Ground-Floor Corner Aspect Apartment

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# Property Description

Tastefully presented, bright and ready-to-move-in, two-bedroom, ground-floor, corner aspect apartment. 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 quality hardwood flooring, a modern fitted kitchen, appliances and excellent storage. In addition, there is a private terrace for the public room, double glazing and gas central heating.

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

Furniture available by separate negotiation.

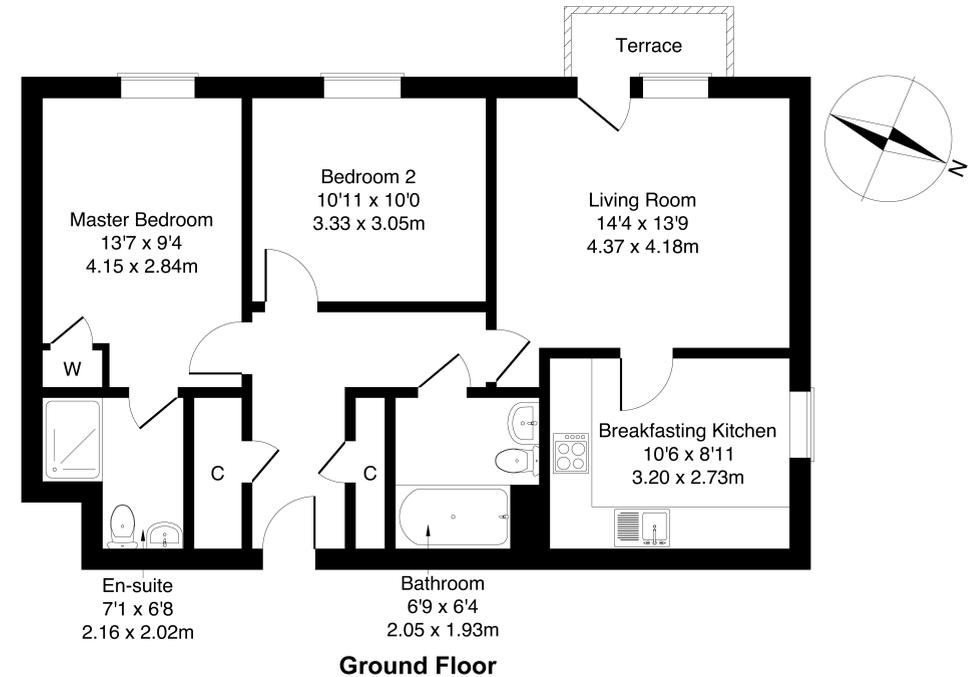
The welcoming entrance hall provides access to all rooms within the property and benefits from two convenient built-in storage cupboards, ideal for everyday practicality. Positioned to the rear, the spacious living room is a bright and comfortable setting, featuring wood-effect flooring, a central light fitting and ample space for both relaxation and dining. The room also enjoys direct access to a private terrace, creating a seamless indoor-outdoor flow. Accessed from the living room, the modern fitted kitchen is well-appointed with tiled-effect flooring, stone-effect worktops and a tiled splashback surround. Additional features include a central light fitting and a sink with drainer, while integrated appliances comprise a fridge/freezer, washing machine, dishwasher, oven and an electric hob with canopy above.

Moving down the hall, the master bedroom is generously proportioned and finished with carpeted flooring, offering a calm and restful environment. It also benefits from a built-in wardrobe and convenient access to a contemporary en-suite. A second bedroom, also carpeted, provides a versatile space ideal for guests, a home office or additional storage. Completing the property, the modern three-piece bathroom is fitted with tiled-effect flooring, a central light fitting and a stylish tiled splashback surround.



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Approximate Gross Internal Area: (732 sq ft - 68 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 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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