



Offers Over

£285,000

24/17 Slateford Gait

Slateford | Edinburgh | EH11 1GU

Well presented, third floor apartment forming part of a modern development in the popular residential area of Slateford, close to good local amenities and excellent transport links. Surrounded by well maintained communal gardens and benefitting from secure underground parking along with access to a communal gym and a concierge service this property is sure to appeal to both professionals and families and early viewing is recommended.

-  1 public room
-  3 bedrooms plus study
-  2 bathrooms
-  Communal gardens
-  Secure underground parking
-  Lift
-  EPC rating – B
-  Council tax band - E



Description

Located on the third floor and accessed via communal stairs or lift, the accommodation briefly comprises of a welcoming hallway with secure entry phone system and two storage cupboards, a bright and airy living/ dining room with a glazed door giving access to a private balcony with space for a small table and chairs, modern kitchen with white wall and base units and coordinated worktops, principal bedroom with built in wardrobes and en-suite shower room, two further bedrooms, a study perfect for home working and a family bathroom with shower over bath.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven.

Gardens and Parking

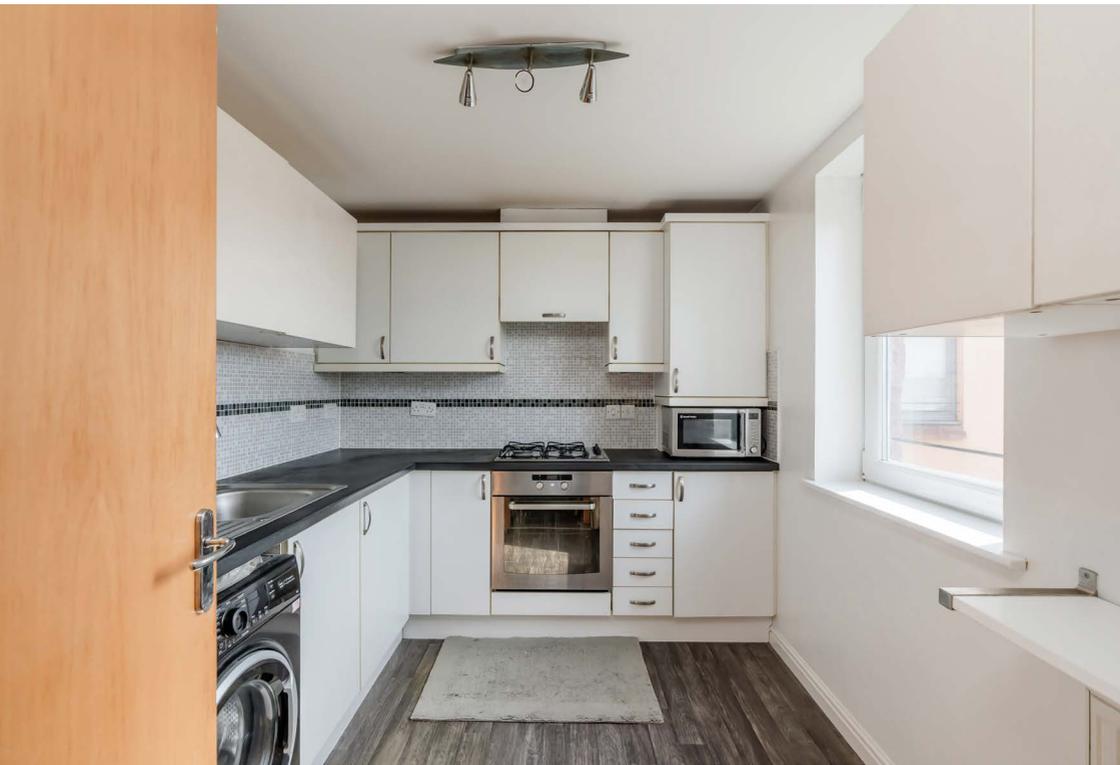
There are well maintained communal garden grounds and there is unallocated parking in a secure underground car park.

Factoring

The property is factored by James Gibb at a cost of approximately £100 per month and this includes the upkeep of communal areas and buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).



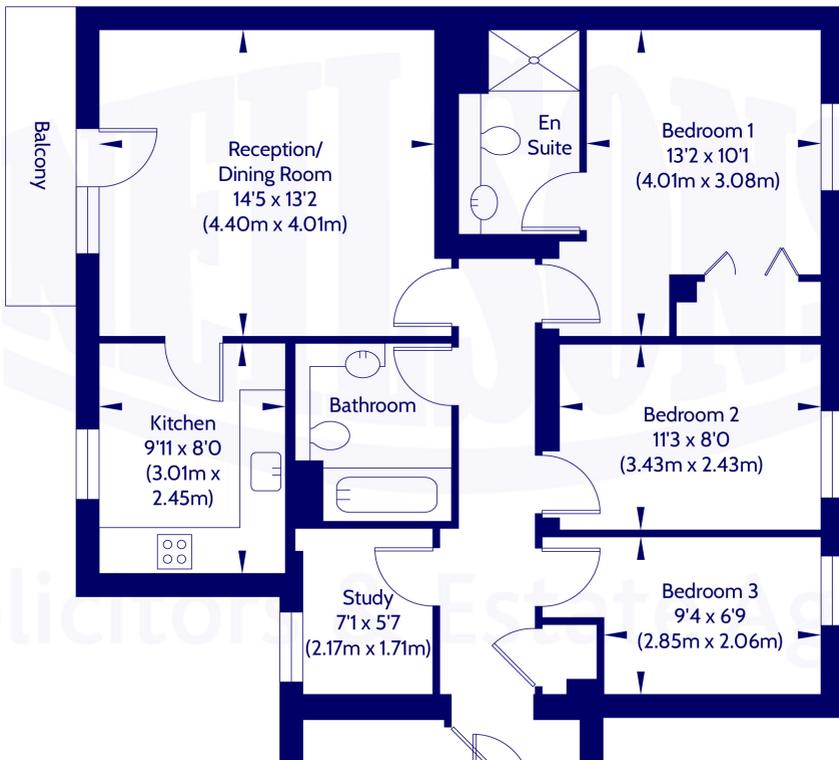


Location

Slateford Gait forms part of the popular residential area of Slateford which is situated to the west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including an M&S food hall, Aldi & Sainsbury's together with a 24 hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful Water of Leith Walkway, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre and the O2 Academy. Excellent bus services link the City Centre and surrounding areas and the City Bypass is close at hand, giving access to central Scotland's main motorway network and Edinburgh Airport.



Third Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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