



Location

Spacious and well-presented one bedroom, first floor tenement flat in Slateford, a popular residential district lying to the South West of the city centre. This bright, freshly decorated city home is in turn key condition with wooden floors and a traditional fire surround. It is situated in a quiet cul-de-sac, with no through traffic and free parking. This would be an ideal purchase for a first time buyer or as a buy to let investment opportunity.

The area has excellent local amenities ranging from small specialist shops to a range of supermarkets including Lidl (round the corner) and Asda (at the top of main road). Close by is Fountain park which offers everything from a cinema, casino and bowling, to hot pod yoga. There are also an exceptional variety of bars and restaurants within walking distance, as well as the West End and Bruntsfield within easy reach.

Leisure facilities include Nuffield Health Club at Chesser, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road and the Nuffield Health Edinburgh Fountain Park Fitness & Wellness Gym. There are also plenty of green spaces for walking such as Colinton Dell, Harrison Park and The Union Canal, with the Water of Leith Cycle Pathway all within easy reach.

The attractions of the city centre are only a short walk away or there are frequent bus services to and from the city centre and beyond, with excellent connections to the rail network at Slateford and Haymarket Railway Stations. The Edinburgh City By-pass is easily accessible with quick and easy access to the motorway systems of East, West and Central Scotland, making it a popular location for commuters.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway with two large storage cupboards

Spacious South West facing living room with fireplace/ dining/kitchen, with large cupboard.

Kitchen has hob, oven, cooker hood, washing machine and fridge/ freezer: these items are believed to be in good working order though their condition is not warranted.

Modern bathroom with shower, wash basin and WC
Large double bedroom with fitted wardrobes and wooden floor

Gas central heating

Double glazing

Communal garden

Unrestricted on-street parking

Other key features:

- Bright city home in move in condition
- Modern, neutral interior
- Quiet cul-de-sac
- Close to city centre
- Excellent local amenities
- Ideal for first time buyer or buy to let

Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

