

## 16 Slateford Gait EDINBURGH EH111GW

**Fixed Price £195,000**

- Large open plan kitchen/living/dining room
- Modern kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods included in sale
- Double bedroom with fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal gardens
- Residents under croft parking
- Residents gym

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: £1800**

**Shared Ownership: No**



## Maindoor Flat

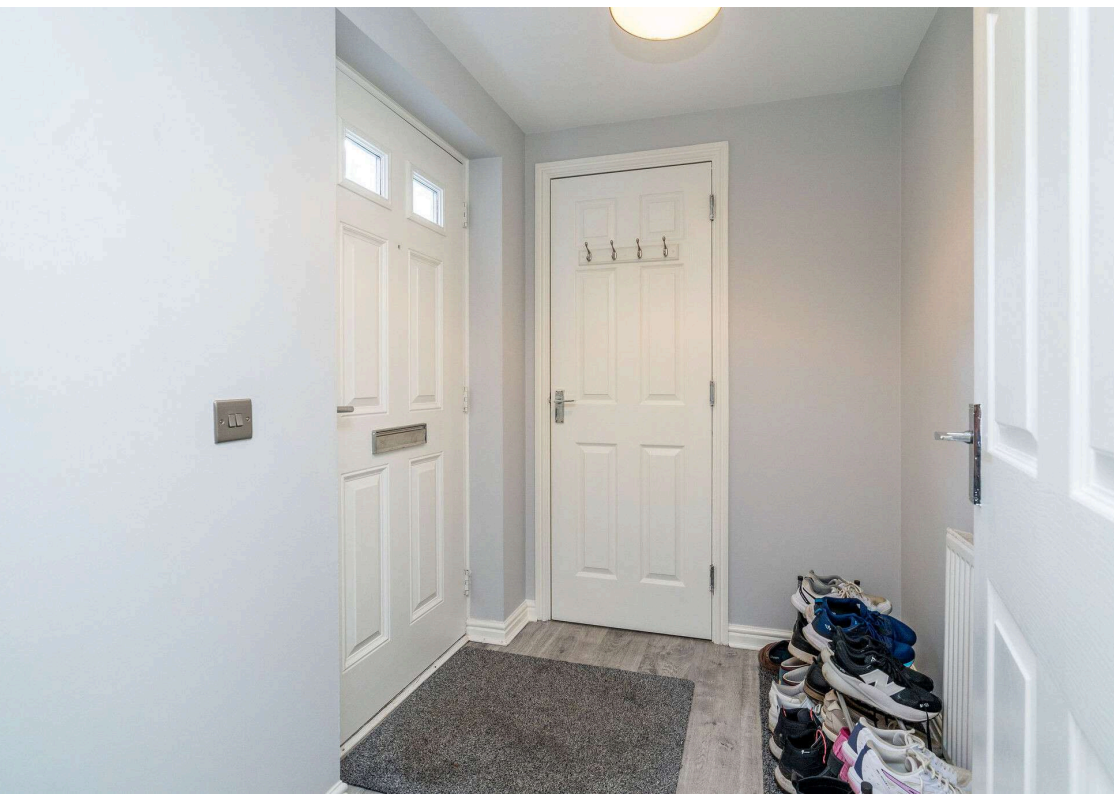
This superb ground-floor flat, situated in the popular Slateford area, is sure to appeal to many. Presented in turn-key condition, the property is ideal for a first-time buyer or downsizer, and early viewing is highly recommended to avoid disappointment.

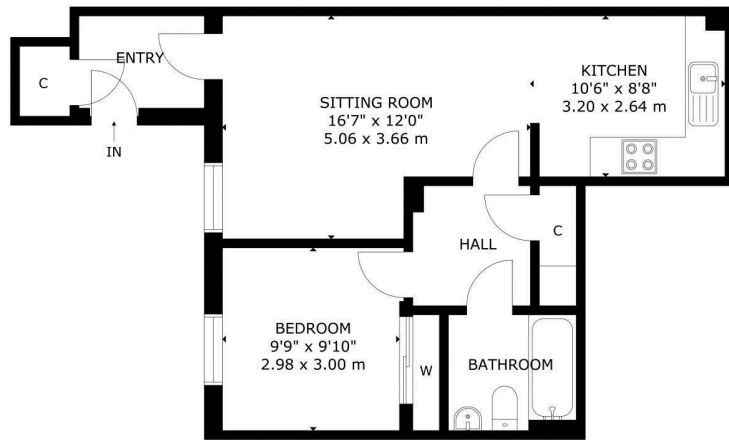
The accommodation comprises a spacious open-plan living/kitchen/dining room, offering the perfect space for relaxing or hosting friends and family. The modern kitchen is fitted with a range of floor and wall-mounted units, an induction hob, electric oven, and white goods included in sale. There is a generous double bedroom featuring fitted wardrobes that provide ample storage space. The sleek bathroom is fitted with a three-piece suite and a mains shower over the bath. Additionally, the property benefits from a large storage cupboard in the hallway. Gas central heating and double glazing enhance comfort and energy efficiency throughout. Residents also enjoy beautifully kept communal gardens, undercroft parking, and access to a well-equipped on-site gym. **Please Note:** A factoring fee of £150 per month is payable to James Gibb and covers buildings insurance and maintenance.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are accessible very close by at Haymarket station. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which has even more gyms for the fitness fanatics and are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

**Viewing by appointment on 0131 337 1800**







GROUND FLOOR

16 SLATEFORD GAIT, EDINBURGH, EH11 1GW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 550 SQ FT / 51 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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