

**18/15 Slateford Gait
EDINBURGH EH11 1GU**

Offers Over £245,000

- Two bedroomed flat with master en-suite
- Lift access
- Lounge/dining room with access to private balcony
- Kitchen with a range of floor and wall mounted storage
- Family bathroom with electric shower over bath
- Access to residents Gym
- Residents parking
- Communal gardens

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £2100

Shared Ownership: N



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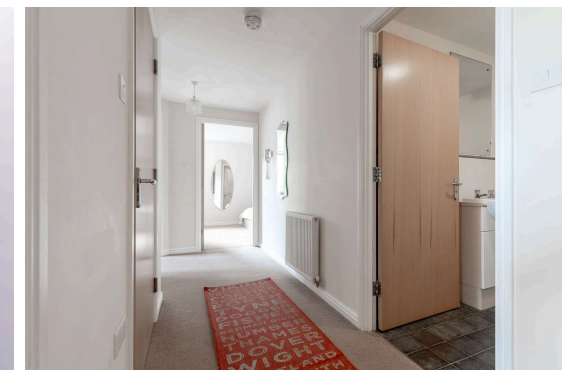
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EPC B



Modern Third Floor Flat

15/18 Slateford Gait is an attractive two-bedroom property forming part of a modern development just off Slateford Road. Ideally located, it is within easy reach of a wide range of local amenities, excellent transport links, and the peaceful green spaces of Harrison Park and the Union Canal perfect for those seeking both convenience and lifestyle. Presented in walk-in condition, the property will appeal to first-time buyers, downsizers, and investors alike. Early viewing is highly recommended.

The property comprises a welcoming entrance hallway that offers additional space, ideal for use as a study or home office. The bright and well-proportioned living/dining room provides access to a private balcony, creating a perfect setting for relaxing or entertaining. The kitchen is fitted with a range of wall and floor-mounted units, a gas hob, and an electric oven. There are two generously sized double bedrooms, with the master featuring built-in wardrobes that provide ample storage space, as well as an en-suite shower room with a two-piece suite and an electric walk-in shower. The family bathroom includes a three-piece suite with a mains shower over the bath. Additional benefits include gas central heating and double glazing throughout for maximum energy efficiency, lift access, secure underground parking, a concierge service, access to a residents gym and well-maintained communal gardens. The property is factored by Factor with an annual fee of approximately £1200 which covers building 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. There are numerous bus services available on the main road both into and out of the city centre. The tram and train services are accessible a short journey away at Haymarket, with Slateford Train Station within close proximity. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl, two large Sainsbury's, as well as smaller local convenience stores. Leisure amenities nearby include Fountain Park and the Corn exchange Village, between them offering a cinema complex, bowling alley, gym and restaurants. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal, Harrison and Saughton Park & Gardens

Viewing By appointment 0131 337 1800

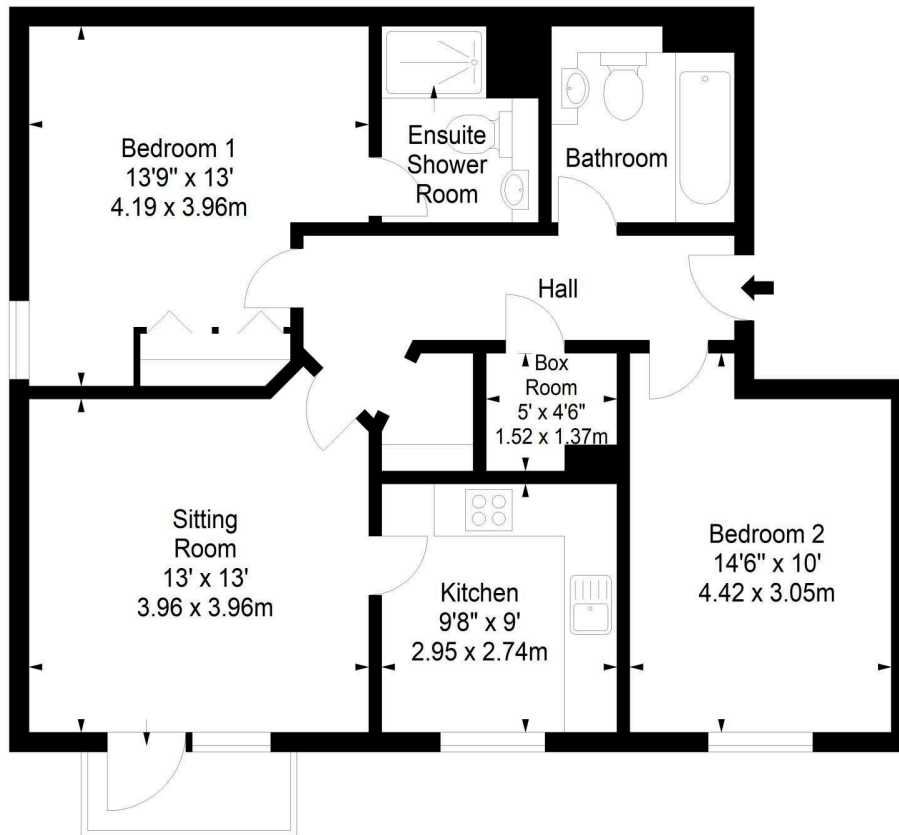
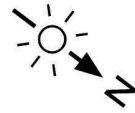




**Slateford Gait,
Edinburgh,
Midlothian, EH11 1GU**



Approx. Gross Internal Area
806 Sq Ft - 74.88 Sq M
For identification only. Not to scale.
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Third Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



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