

**18/4 Slateford Gait  
EDINBURGH EH11 1GU**

**Offers Over £285,000**

- Large living/dining room with private balcony
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Three bedrooms with master featuring en-suite and built in wardrobes
- Bathroom fitted with three-piece suite
- Utility room
- Gas central heating and double glazing
- Underground parking
- Well kept communal gardens



1



3



2



EPC B



## Flat

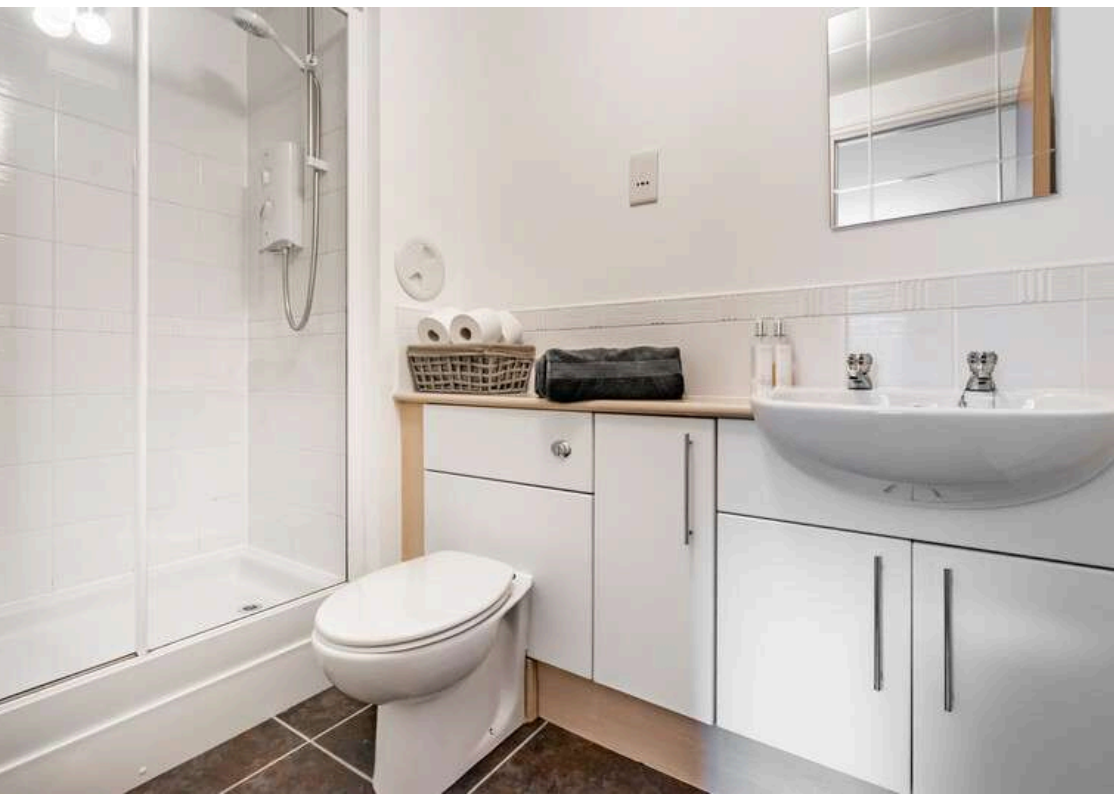
Blair Cadell are delighted to offer to the market this attractive first floor flat that forms part of a modern development located just off Slateford Road. With three bedrooms and being ideally placed for swift access to the city centre it is perfect for the young professional or buy to let investor.

The property comprises of a large living/dining room bathed in natural light with access to a south-west facing balcony which is perfect for evening relaxing. Kitchen fitted with a range of wall and floor mounted units, gas hob and electric oven along with integrated appliances all included in the sale but no warranties given. There are two generous double bedrooms and a single bedroom, the master featuring built in wardrobes offering plenty of useful storage space and an en-suite fitted with a two-piece suite and electric walk in shower. A family bathroom with three piece suite and a utility room with white goods included in the sale. Gas central heating and double glazing throughout for maximum efficiency. Underground parking as well as a concierge service overseeing the development. Residents gym and well kept communal gardens. \*No warranties given for systems or appliances\*

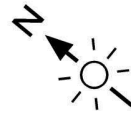
Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by a regular bus service. Tram and Train services are also at 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 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**

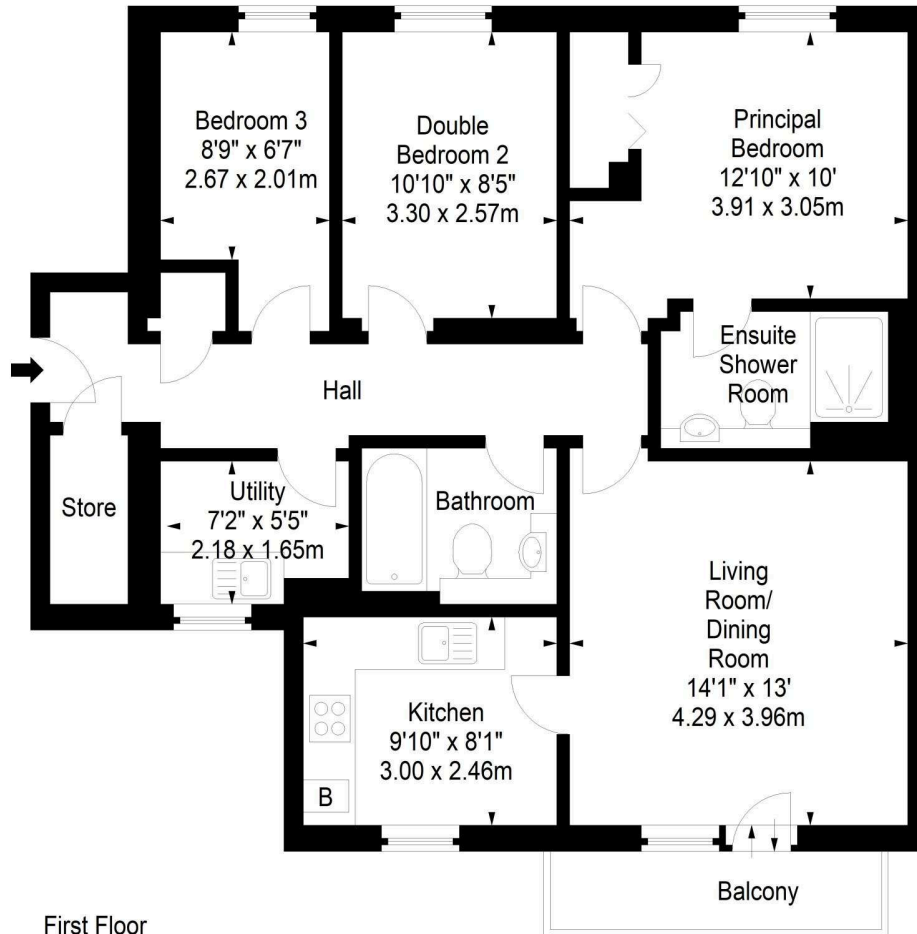




**Slateford Gait,  
Edinburgh, EH11 1GU**



Approx. Gross Internal Area  
883 Sq Ft - 82.03 Sq M  
For identification only. Not to scale.  
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First Floor



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