

20 Slateford Gait EDINBURGH EH11 1GU

Offers Over £65,000

- Large living/dining room
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Undercroft parking
- Fitness suite
- Communal gardens

Council Tax Band: D

Tenure: Freehold

Monthly Service Charge: £150

Shared Ownership: Yes at 25%

Rental cost of remaining share £387.35 per month



1



2



2



EPC C



Maindoor Flat

Blair Cadell are delighted to offer a 25% share to the market. This attractive main door two bed flat that forms part of a modern development located just off Slateford Road. Ideally placed for swift access to the city centre it is ideal for the young professional.

The property comprises of an entrance vestibule with a large storage cupboard and meter cupboard. A living/dining room which is perfect for evening relaxing and hosting friends. The kitchen has a range of wall and floor mounted units, a gas hob and electric oven. There are two generous double bedrooms, one with a built in wardrobe and the master featuring an en-suite. A family bathroom with three piece suite and mains shower over the bath. Gas central heating and double glazing throughout. Secure underground parking. Residents gym, concierge and well kept communal gardens.

For the 75% that will continue to be owned by Wheatley Homes East, the monthly rent is £387.35, a factoring fee of £150 per month is paid to James Gibb and covers buildings insurance and maintenance in addition to any personal mortgage payment. 75% of the property is owned by Wheatley Homes East and an application to them should be made, prior to submitting an offer for the property. For additional information and an application form, please visit the following website link - <https://www.wheatleyhomes-east.com/my-home/home-and-sharing-owners/sharing-owners>

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

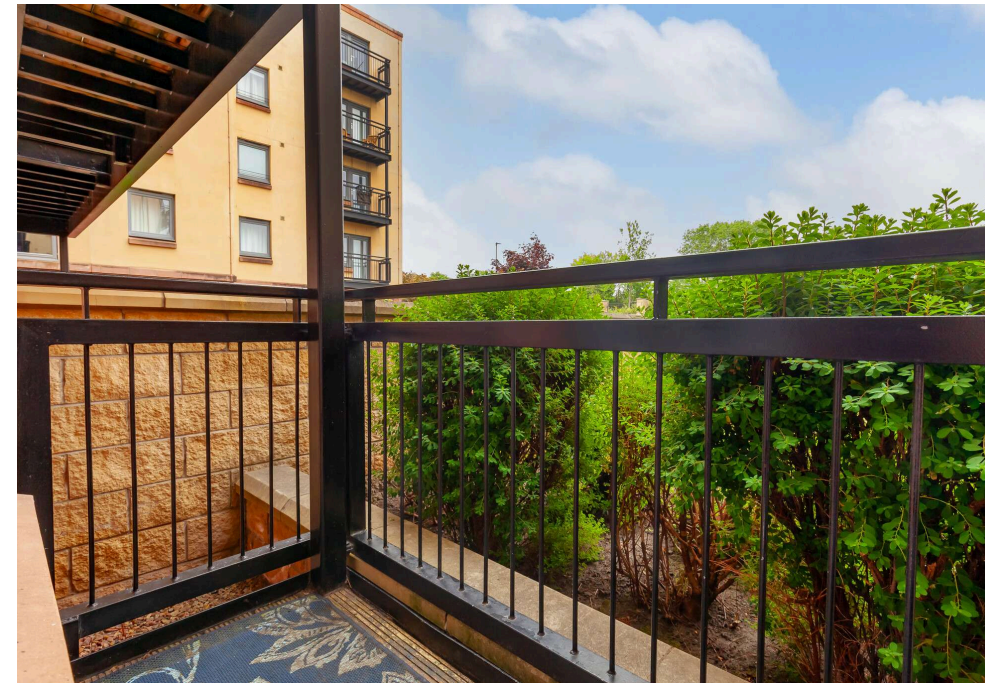
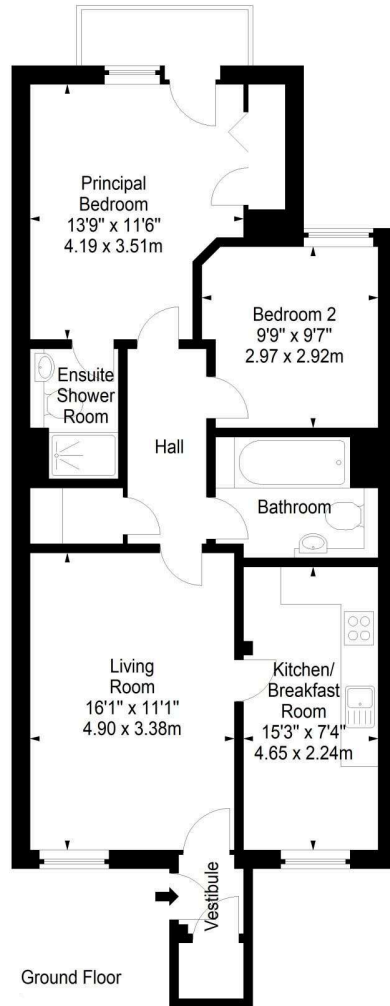




Slateford Gait,
Edinburgh,
Midlothian, EH11 1GU



Approx. Gross Internal Area
758 Sq Ft - 70.42 Sq M
For identification only. Not to scale.
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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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