

**3/1 Appin Street  
Edinburgh EH14 1PA**

**Offers Over £250,000**

- Large living/dining room with French doors to decked area
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms both with built in wardrobes
- Newly fitted bathroom fitted with a three-piece suite and mains shower over bath with rainwater shower head
- Nest gas central heating and double glazing
- Beautifully kept communal gardens
- Residents parking



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2



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EPC C



## Ground Floor Flat

Blair Cadell are delighted to bring to market this superb easily accessible ground floor flat finished to the highest level throughout. With great living space and two generous double bedrooms, the property would be well suited to a range of different purchasers and must be viewed.

The accommodation comprises of a large living/dining room with French doors to decked area which is perfect for hosting barbeques and a summer retreat and is flooded with natural light. Kitchen fitted with a range of floor and wall units, gas hob and electric oven and integrated appliances. There are two generous double bedrooms with both featuring built in wardrobes offering plenty of useful storage space and the master finished with stylish paneling. A stunning newly fitted bathroom fitted with a three-piece suite and mains shower over the bath featuring a rainwater shower head. There is Nest controlled gas central heating and double glazing throughout along with sensor lights for maximum efficiency. The property has beautifully kept communal gardens and residents private parking.

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. 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**

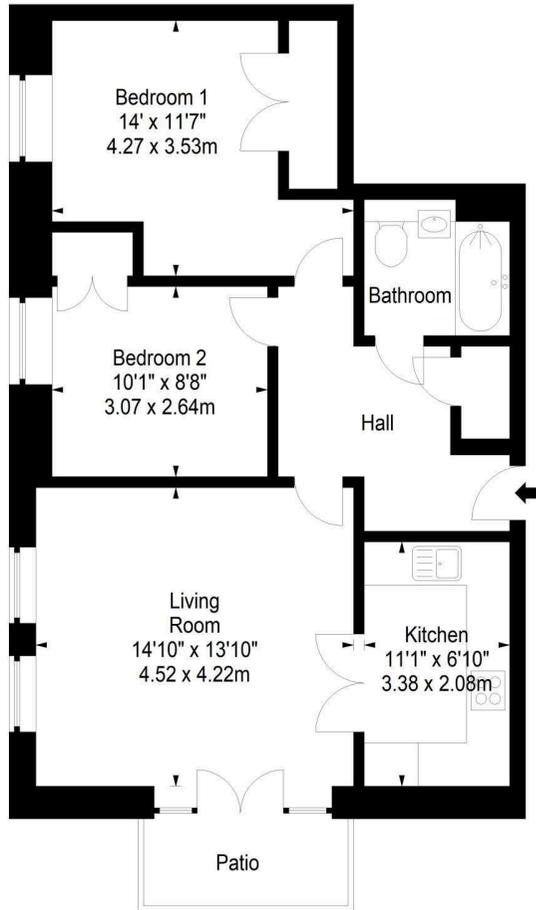
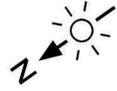




Appin Street,  
Edinburgh,  
Midlothian, EH14 1PA



Approx. Gross Internal Area  
702 Sq Ft - 65.22 Sq M  
For identification only. Not to scale.  
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Ground 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](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

