

**6/3 weston gait
Edinburgh EH11 1FD**

Offers Over £250,000

- Open plan kitchen/living/dining room
- Modern kitchen fitted with a range of floor and wall mounted units, electric hob and oven, integrated appliances and breakfast bar
- Large double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite and rainwater shower
- Gas central heating and triple glazing
- Communal gardens
- Under croft secure parking and bike store

Council Tax Band: D

Tenure: Freehold

Quarterly Service Charge: £300

Shared Ownership: No



Flat

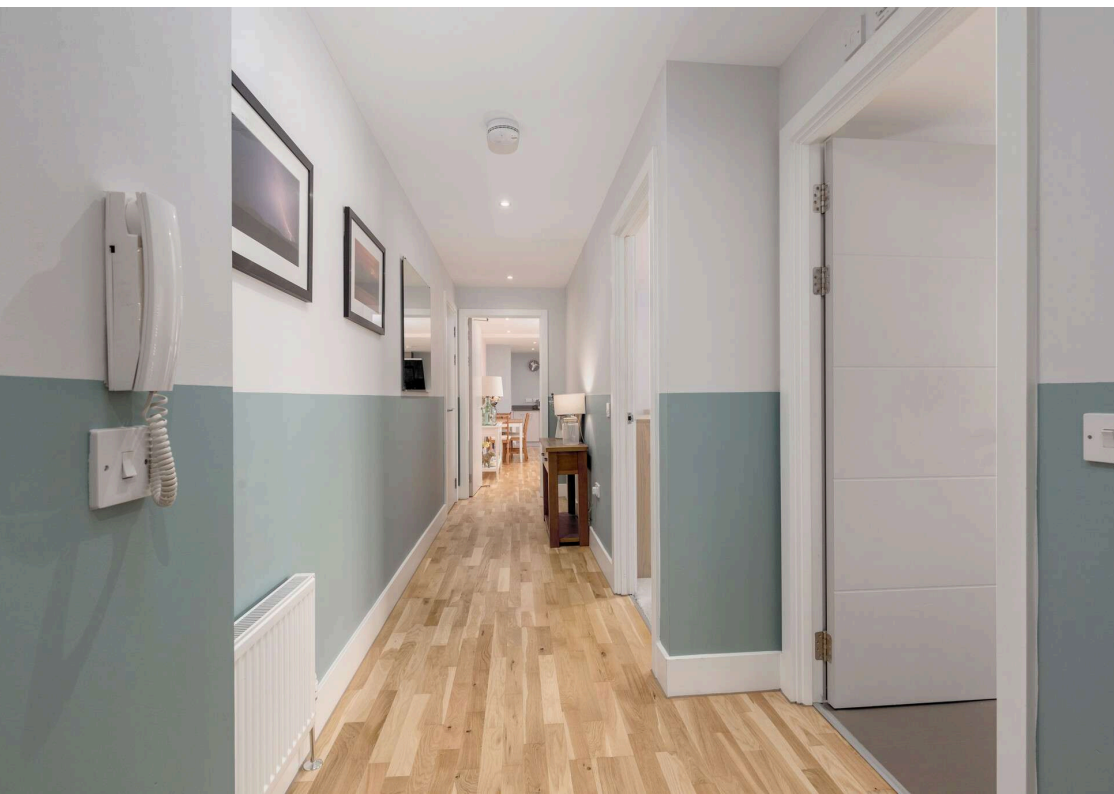
Blair Cadell is delighted to present this immaculate one-bedroom apartment, built by the highly acclaimed AMA Homes. Offered in true turn-key condition, the property boasts a high-quality finish throughout and is ideally located for swift access to the city centre, while enjoying the tranquillity of its peaceful surroundings.

The accommodation features a stunning open-plan living, kitchen, and dining area, complete with hardwood flooring—an ideal space for entertaining friends and family. The modern kitchen is fitted with a range of floor and wall-mounted units, an electric hob and oven, integrated appliances, and breakfast bar combining style and practicality. The spacious double bedroom benefits from generous fitted wardrobes, providing ample storage. The sleek bathroom is fitted with a contemporary three-piece suite and a mains-powered rainwater shower over the bath, adding a touch of luxury. Further highlights include triple-glazed windows and gas central heating, ensuring excellent energy efficiency. Residents can also enjoy a beautifully maintained communal garden, perfect for relaxing in the sun, as well as an allocated parking space in the secure undercroft car park, which also includes a bike store. The building is factored by James Gibb, with a quarterly fee of approximately £300. This covers maintenance of the communal areas and buildings insurance.

Shandon is a highly sought-after area, just 1.5 miles from Edinburgh's city centre, easily accessed via frequent nearby bus services. The city bypass is just a short drive away, offering quick links to Edinburgh International Airport and the M8, M9, and M90 motorway network. The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Excellent shopping options can be found nearby at Edinburgh West Retail Park, along with a 24-hour ASDA, Sainsbury's Superstore, Lidl, and Aldi. Residents will also enjoy a wide variety of leisure and recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

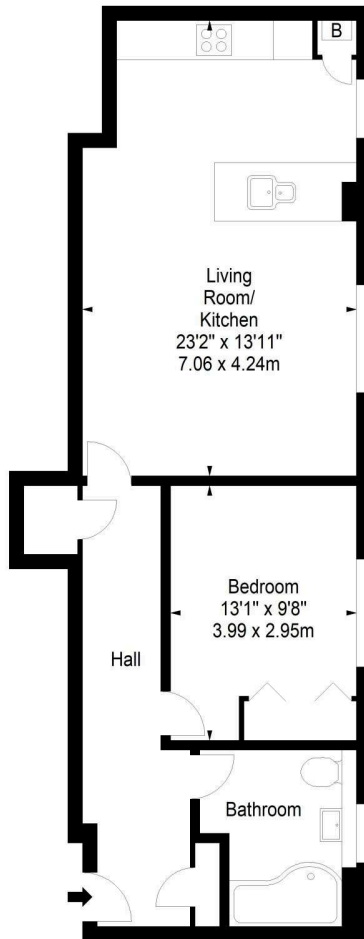




Weston Gait,
Edinburgh,
Midlothian, EH11 1FD



Approx. Gross Internal Area
643 Sq Ft - 59.73 Sq M
For identification only. Not to scale.
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Second Floor



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