

**80/10 Slateford Road
Edinburgh EH11 1QU**

Fixed Price £275,000

- Beautiful bay window living/dining room featuring ornate cornice and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Large double bedroom
- Box room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: C

Tenure: Freehold



Flat

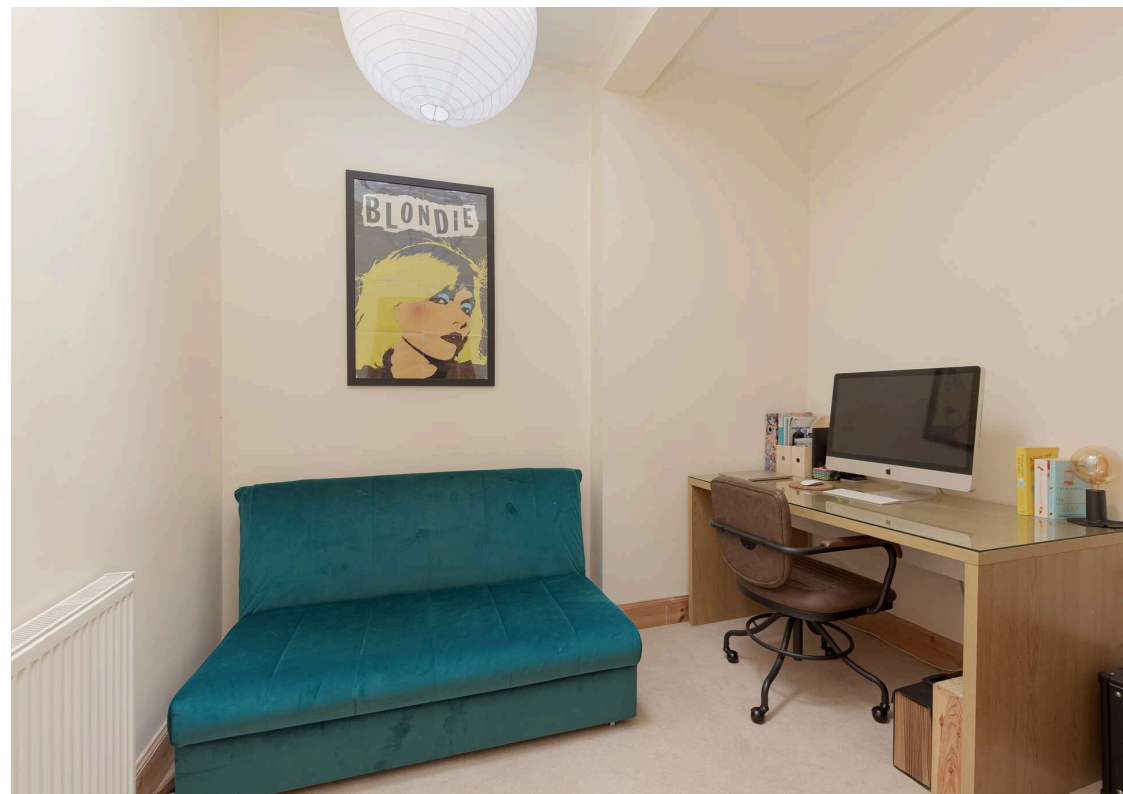
This superb tenement flat on the highly sought-after Slateford Road is presented in true turnkey condition and offers excellent transport links to the city centre. Sure to appeal to a wide range of buyers, early viewing is strongly recommended.

The accommodation comprises a stunning bay-window living/dining room featuring ornate cornicing, and a decorative fireplace—creating an ideal space for relaxing or entertaining. The well-appointed kitchen is fitted with a range of wall and floor units, a gas hob with electric oven, and white goods available by separate negotiation. To the rear of the property sits a spacious double bedroom, peacefully positioned and boasting wonderful views towards Corstorphine Hill. A generous box room with a skylight offers excellent flexibility, making it an ideal home office or occasional guest bedroom. The bathroom is fitted with a three-piece suite and benefits from a mains-powered shower over the bath. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, residents enjoy access to a large communal garden to the rear, and on-street permit parking is readily available.

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 on 0131 337 1800

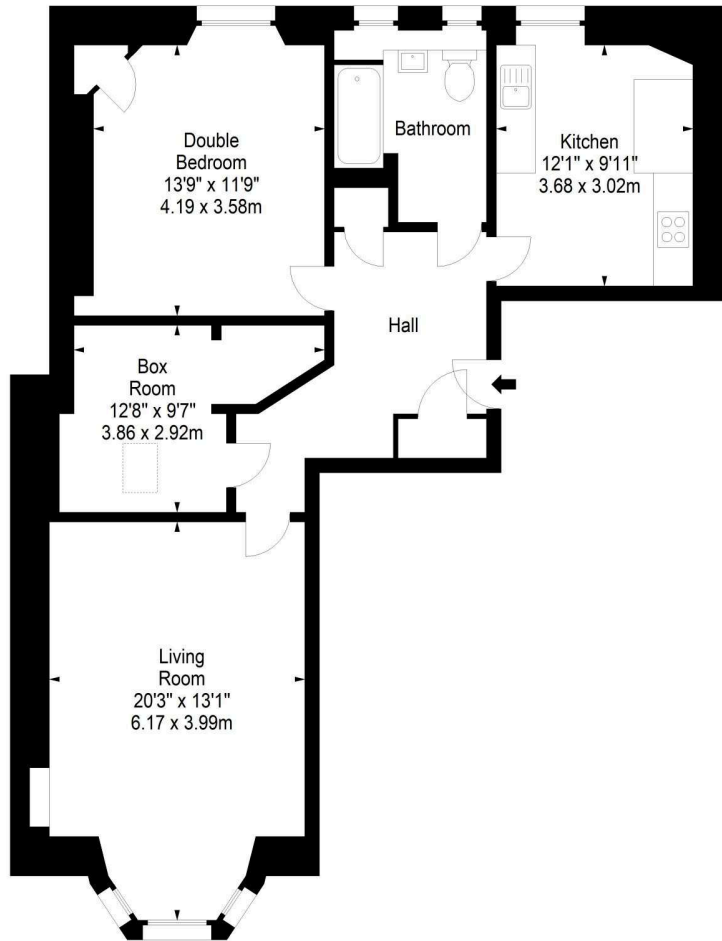




Slateford Road,
Edinburgh,
Midlothian, EH11 1QU



Approx. Gross Internal Area
865 Sq Ft - 80.36 Sq M
For identification only. Not to scale.
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Third Floor



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