

**93/5 Slateford Road
Edinburgh EH11 1QR**

Offers Over £220,000

- Living room featuring fantastic ornate cornicing
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale
- Two large double bedrooms
- Bathroom fitted with three-piece suite and an electric shower over the bath
- Gas central heating and double glazing throughout
- Communal garden to rear
- Residents permit parking



Flat

Blair Cadell are delighted to bring to market this superb two bed tenement flat with original features throughout and sanded wooden floors. With a superb range of local amenities and excellent links to the city centre and beyond, the property would be ideal for a young professional/first time buyer and must be viewed.

The accomodation comprises of a large living room featuring stunning original ornate cornicing, centre rose and an electric fireplace perfect for the colder winter months. Fantastic newly fitted kitchen with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two double bedrooms with one featuring two large cupboards offering plenty of useful storage space. Bathroom fitted with a three-piece suite and an electric shower over the bath. A large hallway with two useful storage cupboards. There is gas central heating and double glazing throughout the property for maximum efficiency. Communal gardens to the rear of the property and residents permit parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800





Slateford Road,
Edinburgh,
Midlothian, EH11 1QR



Approx. Gross Internal Area
757 Sq Ft - 70.33 Sq M
For identification only. Not to scale.
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Second Floor



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