



RALPH SAYER
SOLICITORS & ESTATE AGENTS

159/23 Slateford Road

Edinburgh EH14 1PB

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Situated within an impressive converted brewery maltings, this stunning two bedroom apartment, offers particularly generous accommodation and excellent storage. Ideally situated for an easy commute into the city centre, the flat has a secure gated entrance into a stunning landscaped courtyard.

From the courtyard entrance this fourth flat can be reached by lift or stairs. The accommodation is set around a long 'L' shaped hall, where at the end lies a spectacular open-plan main reception. Extending to 24ft, it accommodates a versatile lounge/dining area adjacent to the contemporary fitted kitchen. The master suite, features built-in wardrobes and boasts electric underfloor heating, in the bedroom and en-suite bathroom. There is a further double bedroom and a stylish three piece shower room. Off the hall is a large box room, which would make a great home office, as well as handy storage space. The property benefits from electric heating, double glazing and an allocated parking space, with-in the secure undercover carpark.

Property Summary

- Forming part of an impressive converted brewery maltings
- Fourth floor flat
- 24ft open plan living, dining & kitchen
- Contemporary kitchen
- Master bedroom with en-suite bathroom
- Further double bedroom
- Stylish shower room
- Large versatile box room
- Electric heating; underfloor heating in master bedroom & en-suite (boiler 5yrs old)
- Communal courtyard
- Secure undercover carpark with allocated parking space
- EPC Rating - C | Council Tax Band - E

Home Report Value - £250,000







Stylish apartment
with-in converted
Maltings, with
secure undercover
parking, in
popular Slateford





Outside - tranquil communal courtyard

Parking: Secure undercover carpark with allocated parking space

Factor: The development is factored by James Gibb with an approximate cost of £150 - £200 per month. The factor fee includes the maintenance of the communal areas.

Extras: all fitted floor coverings, curtains/blinds and all integrated kitchen appliances, to be included in the sale.



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dream property!



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 **espc** CHARTERED FIRM

  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Fourth Floor
Approx. 94.8 sq. metres (1020.0 sq. feet)



COMMUNAL COURTYARD

Location

Slateford lies approximately 3 miles west of the city centre. It is a very popular residential area with excellent local amenities, along with an Asda and Marks & Spencers food hall at Chesser. Situated close to a number of public parks, canal side walks and the cycle path network. Leisure amenities include ten pin bowling and gym at nearby Chesser and Fountain Park, the latter also offers a Cineworld with Imax screen and a variety of bars and restaurants. The attractions of the city centre are easily accessible with regular bus services taking you into the city in 15 minutes. Slateford has it's own train station stop, with Haymarket a bus ride away. Motorist can find easy access to the city bypass via the nearby A71, in turn linking to the wider motorway network, the M8/M9, Edinburgh International Airport and Forth Bridge for routes north.