




McEwan Fraser Legal
Solicitors & Estate Agents
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2/13 Appin Terrace

EDINBURGH, EH14 1NN

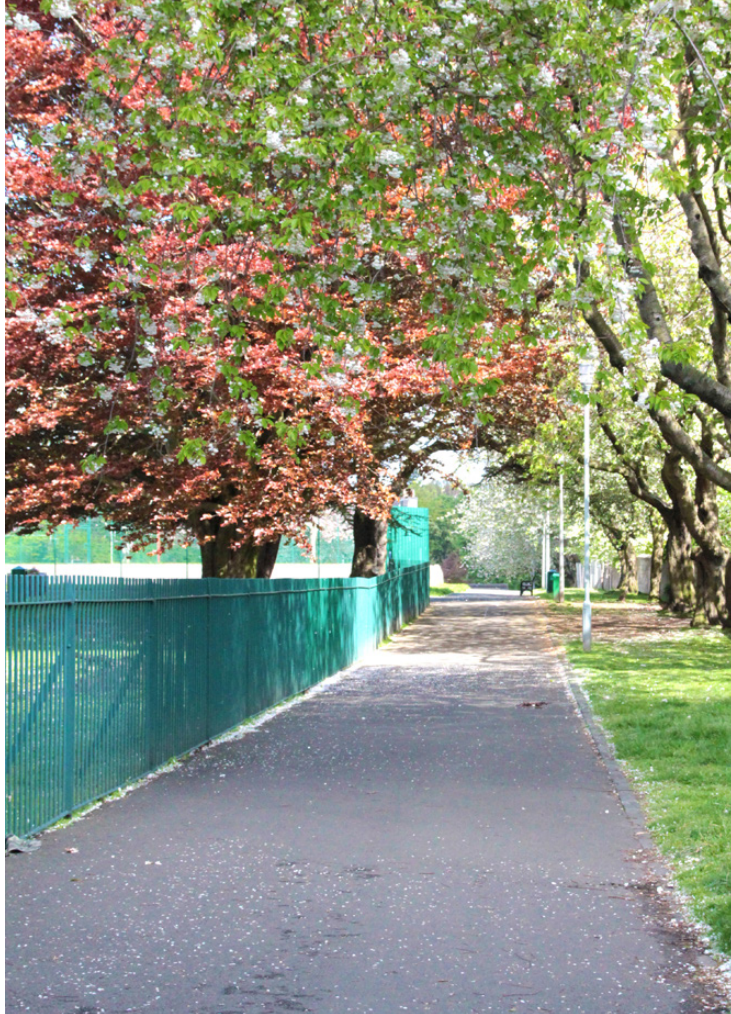
LOCATION

EDINBURGH, EH14 1NN

Slateford is a highly sought after residential district lying to the Southwest of the city centre and located in close proximity to the West End and Princes Street. In the immediate vicinity, there is a wide choice of shopping facilities and these can supply all daily requirements. Should more specialised shopping be required, the nearby areas of Morningside and indeed the city centre can either be accessed by foot, car or public transport and here a greater range of facilities can be found.

The Edinburgh City Bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and central Scotland and therefore the property may be of particular interest to anyone required to travel in connection with work.

Edinburgh's entertainment facilities tend to be very highly concentrated at the nearby West End. Here there are theatres, cinemas, the Usher Hall, all manner of hotels, restaurants and bars, along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick. There are an excellent range of local schools within walking distance, both in the private and public sectors.



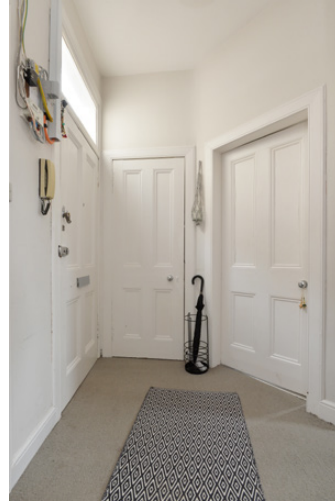
2/13 APPIN TERRACE

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McEwan Fraser Legal is delighted to present to the market this well presented one bedroom, top floor flat, presented to the market in walk-in condition. The size and internal condition make this a highly desirable property for any purchaser. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The apartment is entered via a welcoming hall and provides access to all rooms as well as a good-sized storage cupboard. The lounge is flooded with natural light thanks to a large window looking out the rear of the building and provides plenty of space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space for the aspiring chef. The generous sized master bedroom allows plenty of space for free-standing units as well as being flooded with light thanks to a window to the rear of the building. In addition, there is a good sized box room with a three-piece family bathroom with shower over bath.

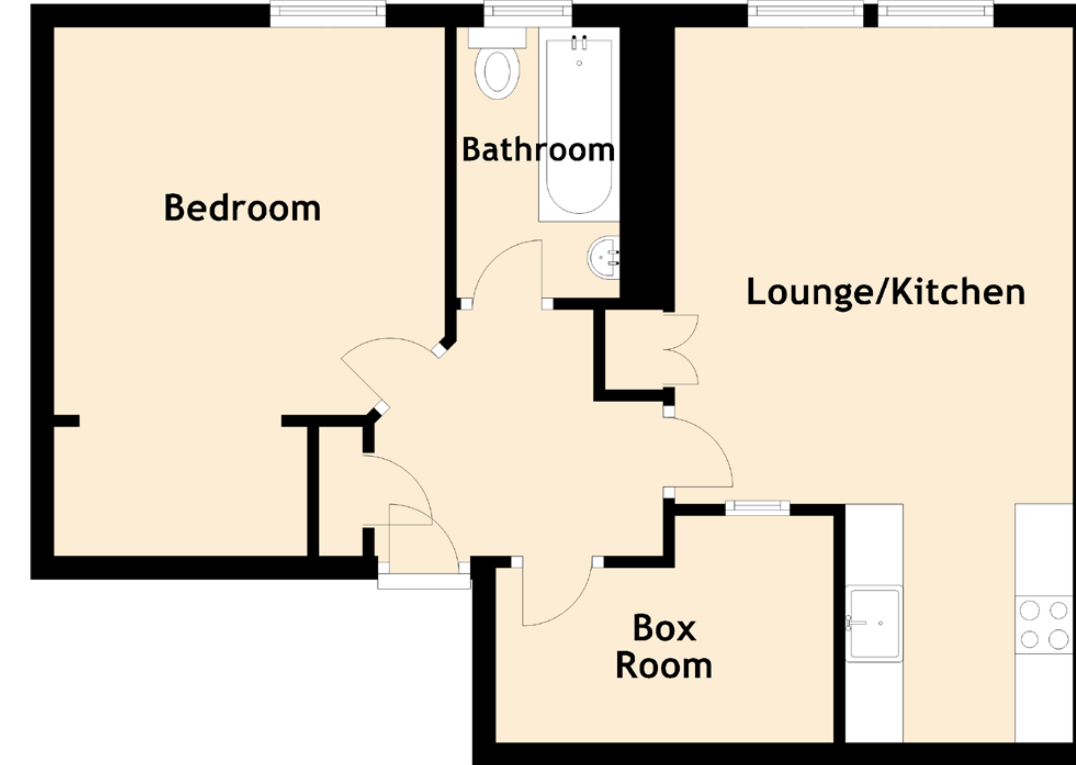
This property also benefits from electric heaters, full double glazing and more than adequate free on-street parking to accommodate for residents and visitors. The property also provides large private garden space to the rear of the building that is laid to lawn.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.18m (20'3") x 3.44m (11'3")
Bedroom	3.38m (11'1") x 3.35m (11')
Box Room	3.07m (10'1") x 1.96m (6'5")
Bathroom	2.34m (7'8") x 1.41m (4'8")

Gross internal floor area (m²): 49m² | EPC Rating: F

Extras (Included in the sale): Floors coverings, light fittings and window dressings.

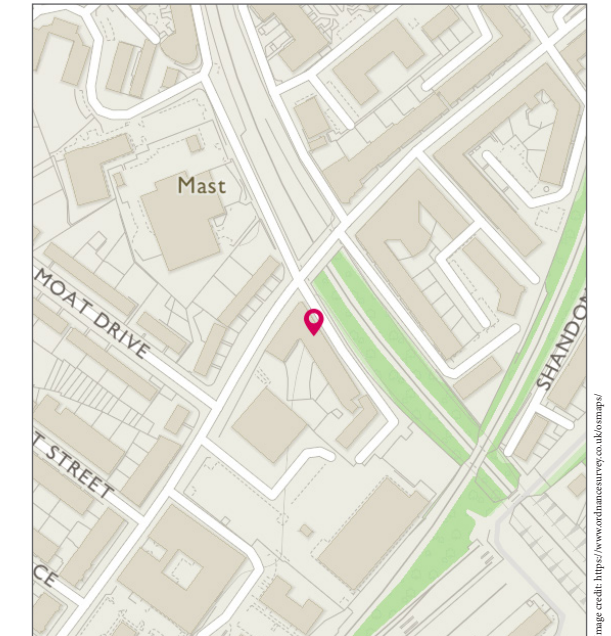


Image credit: <https://www.dancecreations.co.uk/maps/>



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Text and description
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Professional photography
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 Photographer



Layout graphics and design
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