

Flat 31, 24 Slateford Gait

SLATEFORD, EDINBURGH, EH11 1GU



Modern two-bedroom apartment with bright living space, a generous private terrace, a residents' private gym, and secure residents' underground parking



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McEwan Fraser is delighted to present this impressive two-bedroom apartment, which forms part of a modern and well-maintained development in the popular Slateford area of Edinburgh. Presented in excellent condition throughout, the property offers stylish contemporary living with bright and spacious accommodation.

THE LIVING ROOM/KITCHEN



The generous living room is dual-aspect, naturally bright, and offers plenty of space for both living and dining, while the separate modern kitchen is fitted with quality units and a mixture of integrated and free-standing appliances.



THE PRIVATE TERRACE



A particular highlight is the large private terrace, which enjoys a sunny south-westerly aspect and panoramic views of the Pentland Hills and the west of Edinburgh, providing the perfect setting for relaxing or entertaining.



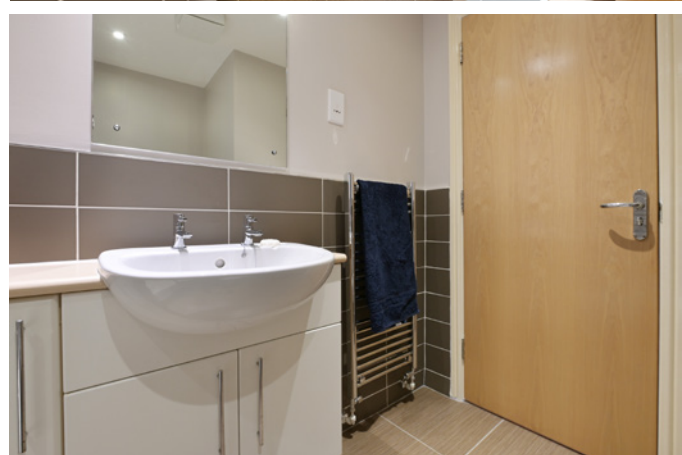


Two double bedrooms are well-proportioned and tastefully presented. Bedroom 1 benefits from a large integrated wardrobe, an en-suite shower room, and its own private balcony. The accommodation is completed by a tasteful modern bathroom with a white suite and a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



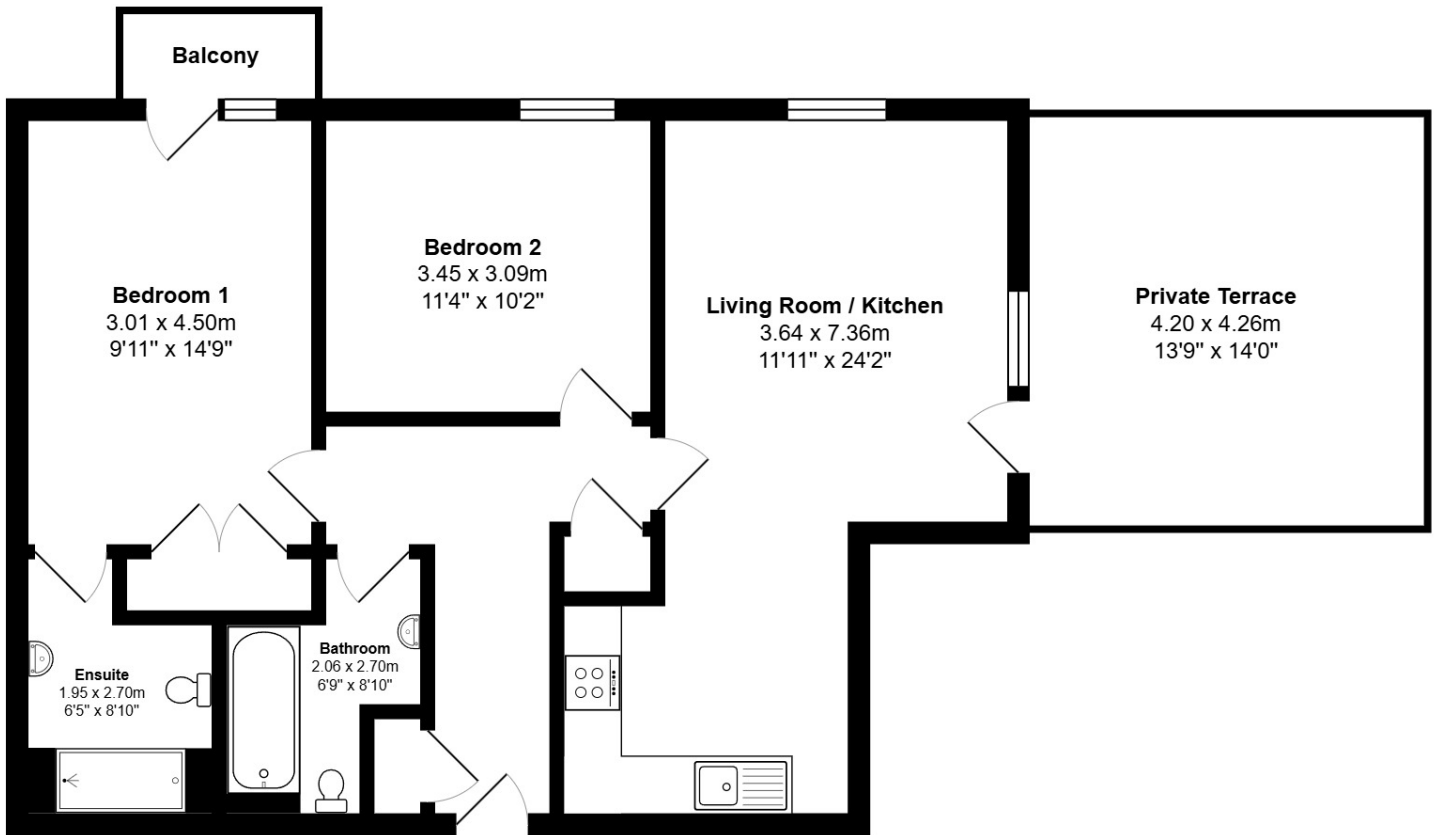
Communal grounds, residents' private gym, secure residents' underground parking, lift access, double glazing, and efficient modern heating add to the overall comfort and convenience.

Combining modern design, beautiful outlooks, and an excellent location close to transport links and local amenities, this outstanding apartment will appeal to first-time buyers, professionals, and anyone seeking a ready-to-move-in home within easy reach of the city centre.

EXTERNALS

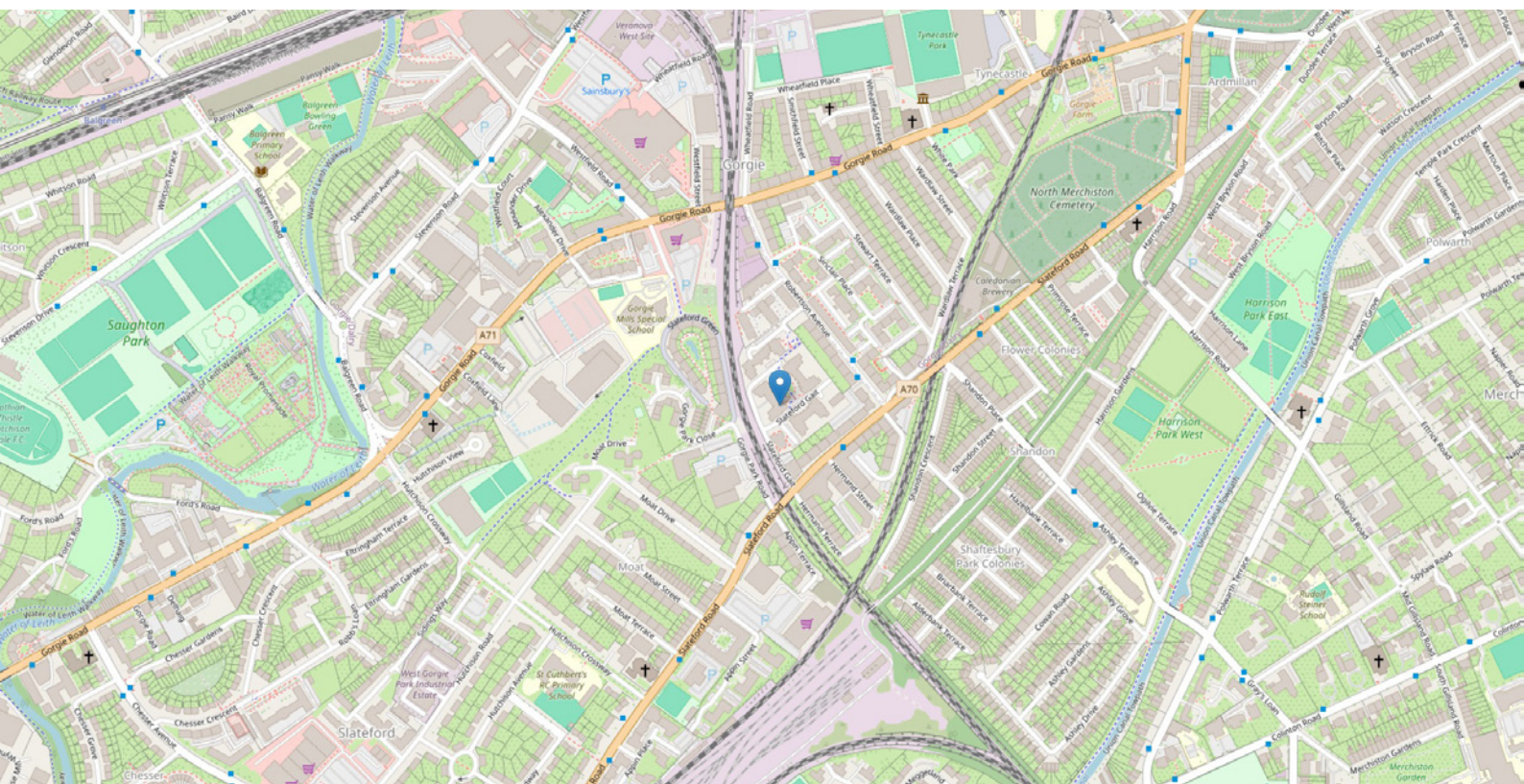


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m² | EPC Rating: B



THE LOCATION

Situated in the popular and well-connected Slateford district of Edinburgh, this stylish modern development on Slateford Gait offers contemporary urban living with excellent transport links and a wealth of amenities close at hand. Perfectly positioned for commuting and leisure alike, the area benefits from superb public transport connections, with Slateford Train Station just a short walk away, offering direct services to Edinburgh Waverley and Glasgow. Frequent Lothian Buses provide easy access to the city centre, universities and beyond, while nearby Harrison Road and Gorgie Road connect seamlessly to the city's major routes and the City Bypass.





Slateford and neighbouring Gorgie and Dalry boast a lively mix of local cafés, independent shops and supermarkets, including a large 24-hour Asda, Sainsbury's and Aldi, all within easy reach. For leisure, residents can enjoy the nearby Union Canal, perfect for walking, running or cycling, as well as access to Harrison Park and Megetland Sports Complex. Fitness enthusiasts will also appreciate the Edinburgh Corn Exchange leisure facilities and several nearby gyms and fitness studios.

The vibrant West End and Bruntsfield districts are just a short bus or cycle ride away, offering an array of restaurants, bars and boutique shopping. With its excellent connectivity, modern amenities and active lifestyle options, Slateford Gait is an ideal choice for first-time buyers, young professionals and anyone seeking contemporary living within easy reach of Edinburgh's city centre.



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