




McEwan Fraser Legal
Solicitors & Estate Agents
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Flat 4, 3 Weston Gait

SLATEFORD, EDINBURGH, EH11 1FD

FLAT 4, 3 WESTON GAIT *edinburgh*

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.



McEwan Fraser is delighted to present this stunning one-bedroom apartment to the market. Located in a sought after residential development, this impressive apartment occupies a top floor position with stunning panoramic views across the city. It occupies a quiet position and enjoys natural sunlight for a good portion of the day, and is presented to the market in excellent decorative order.

Entering the property, you find a wide welcoming hallway which gives a taste of the quality on offer from this impeccably decorated property. The lounge itself is a wonderfully bright space with doors leading out to the private balcony. There is ample space for a large suite and dining table without the room feeling crowded. A large breakfasting kitchen adds to the entertaining space where there is a complete range of base and wall mounted units arranged around three walls which offer fantastic preparation and storage space. Gas hob, electric oven, hood, fridge freezer, washing machine and dishwasher are integrated.



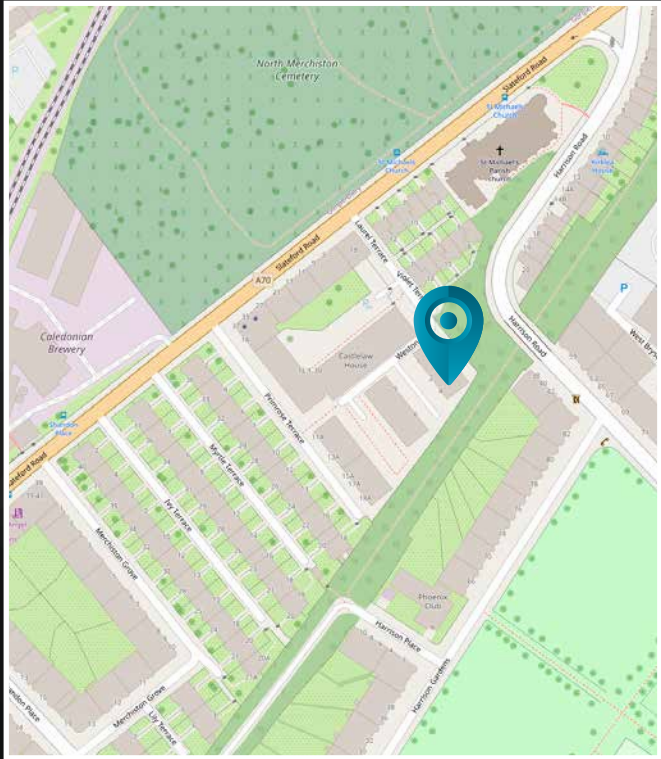


Alongside the wonderful entertaining space, there is a master bedroom which boasts a rear position. It includes an integrated wardrobe, generous floor space which is flooded with natural light. The internal accommodation is completed by the modern partially tiled bathroom with three-piece white suite and shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing. Finally, there is a large garage on the ground level with ample visitors parking.



THE DETAILS

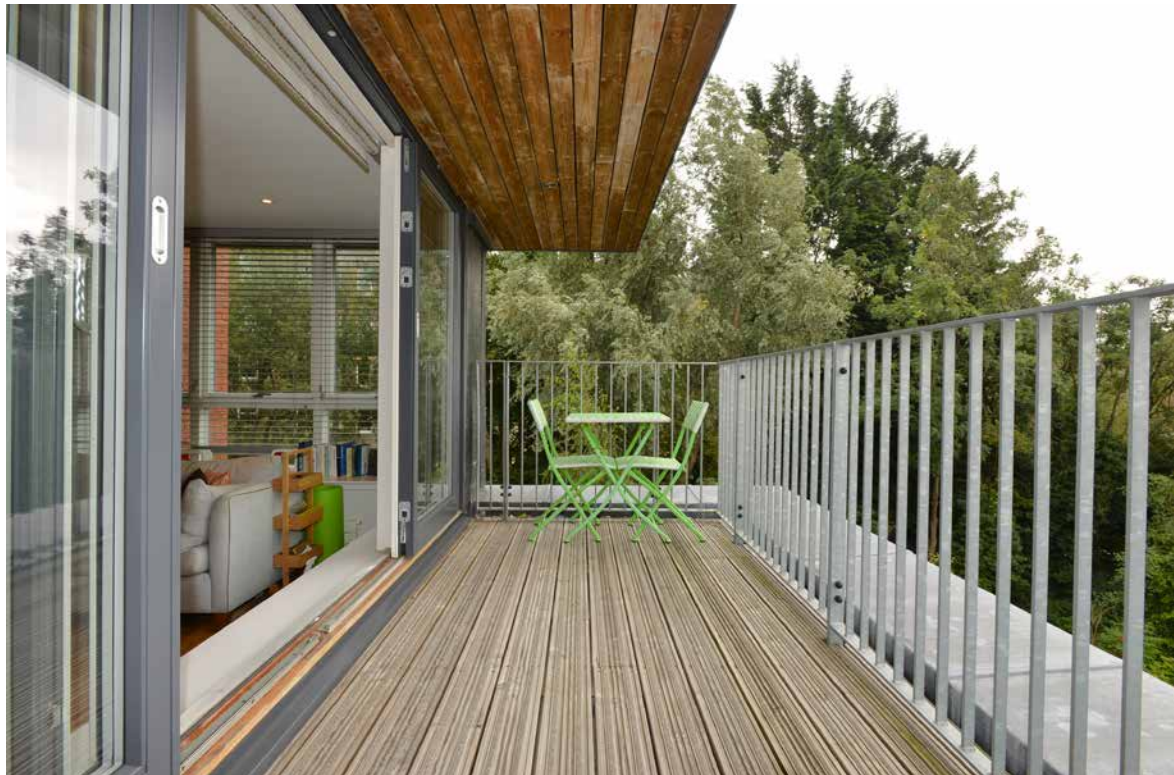


Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.67m (25'2") x 6.22m (20'5")
Bedroom	4.98m (16'4") x 4.20m (13'9")
Bathroom	2.75m (9') x 2.59m (8'6")

Gross internal floor area (m²): 66m²
EPC Rating: C





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