




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

3/7 Appin Street

EDINBURGH, EH14 1PA

SLATEFORD

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Slateford is a highly sought after residential district lying to the south-west 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 perhaps in connection with work. There is an excellent range of local schools within walking distance, both in the private and public sectors.



3/7 APPIN STREET

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McEwan Fraser Legal are delighted to present to the market this immaculate and particularly spacious second floor, three-bedroom flat situated in this sought after and modern development. The property would suit a multitude of different buyers. Viewing is highly recommended to fully appreciate the size and outlook of this fantastic property.

Internally the accommodation is in excellent decorative order and briefly comprises of an entrance hall with good storage. The bright and airy lounge allows for free standing furniture and different furniture configurations and also benefits from a balcony.

The kitchen comes with floor to ceiling units, hob, hood, oven, integrated dishwasher and fridge freezer and also space for a dining table and washing machine.

There are three good sized bright and airy bedrooms, all allowing for free standing furniture and different configurations, all rooms also benefit from built-in storage, The Master also comes with an en-suite comprising, walk-in shower, wash hand basin, WC and towel rail.

The family bathroom completes the property internally with shower over bath, wash hand basin, WC and towel rail.

The property benefits from landscaped garden grounds, residents parking and a secure entry phone system.

The full gas central heating system has had the boiler replaced as well as a couple of radiators and added a Nest thermostat. This along with comprehensive double-glazed window units should help ensure a warm yet cost-effective living environment.

Viewing of this property is highly recommended.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.94m (16'2") x 3.93m (12'11")
Kitchen	4.24m (13'11") x 3.00m (9'10")
Bedroom 1	4.59m (15'1") x 2.97m (9'9")
En-suite	2.06m (6'9") x 1.49m (4'11")
Bedroom 2	3.41m (11'2") x 2.56m (8'5")
Bedroom 3	3.08m (10'1") x 2.85m (9'4")
Bathroom	2.41m (7'11") x 2.08m (6'10")

Gross internal floor area (m²): 82m² | EPC Rating: B

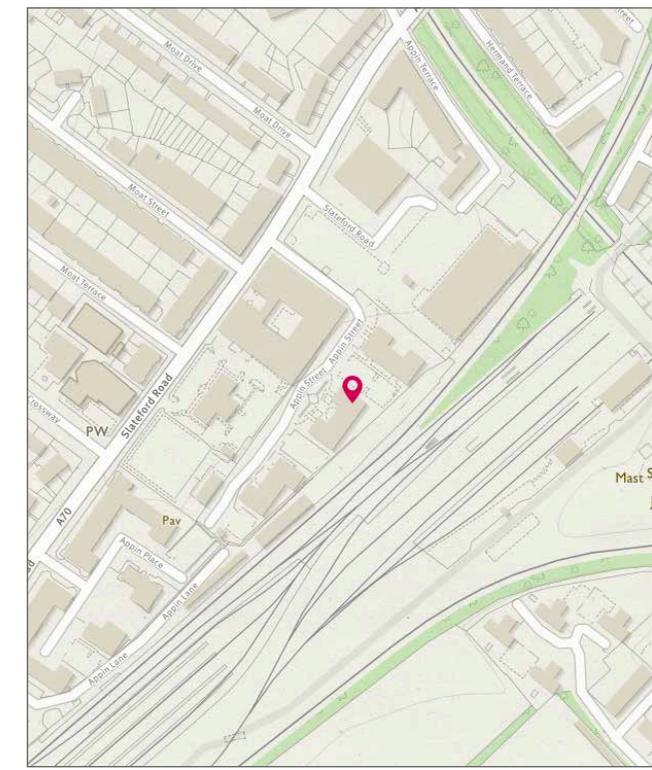


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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
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Text and description
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 Surveyor



Professional photography
AOIFE McDONALD
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ALLY CLARK
 Designer