

# 17/7 Appin Place

SLATEFORD, EDINBURGH, EH14 1NJ



*Impeccable Luxury Three-Bedroom Penthouse with outstanding views in Edinburgh's ever-popular Slateford*



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An excellent opportunity has arisen to acquire this incredibly free-flowing, three-bedroom penthouse with gorgeous views across 3 aspects. There are only two of these enviable apartment types in the development and this is the first time that one has become available for purchase since they were constructed 15 years ago. The property offers generous proportions and an abundance of natural light and sunshine. Two of the bedrooms, dining room and living room are facing southwest. It has the best position within this modern, sought-after development. This would make an excellent family home or arguably one of the best places to entertain in the city. The property is offered to the market in outstanding order with high specification finishes.

The penthouse was upgraded to an excellent standard by the previous owner, as you walk through the front door, you note an ambience that - this really is a special place to call home. The entrance hallway leads to all rooms, and the marble floors provide a real feeling of grandeur.

## THE LIVING ROOM



The jewel in the crown is certainly the main living room, with stunning floor to high ceiling windows, and views across two aspects. There is an incredibly stylish electric fireplace which takes centre stage and offers the perfect space to relax and entertain in. Here you will also find access to one of the 3 balconies that this property allows for a discerning buyer to enjoy.







# THE KITCHEN



The designer kitchen is fitted with an incredible range of bespoke floor and wall mounted units providing ample worktop space, with full NEFF appliances included, it's sure to appeal to any aspiring chef. The granite worktops are another amazing feature and due to the kitchen being open plan, the chef never needs to be too far from the party.

One of the best things about this property is the 'flow' each room and living space blends majestically. The dining area is no different and it provides an ideal space for formal entertaining with french doors providing access to a further terrace. This also floods the space with natural light and will certainly be a big hit at dinner parties.





# THE DINING AREA





There are 3 double bedrooms in the property, all are incredibly well-proportioned and boast useful integrated wardrobe space.

Two of the bedrooms are on the southwest-facing elevation, one of which has an en-suite showroom. However, the master bedroom is very special, it benefits from double-height ceilings, an ensuite with a jacuzzi bath and walk-in shower, and incredible views of the Pentland hills, which can be enjoyed from the bed. There is also a further private balcony to make the most of that stunning view. As well as two en-suites, there is also a family bathroom which is perfect for guests. It has a bright layout with a separate bathtub.

Storage is always a rare commodity in Edinburgh flats, however, the penthouse on Appin Place doesn't follow suit. There is a true abundance of cupboards here, and there's even a separate utility room and office/study ensuring that the flat remains tidy and clutter-free at all times.

# THE MASTER BEDROOM





# BEDROOM 2





# BEDROOM 3





# THE BATHROOM



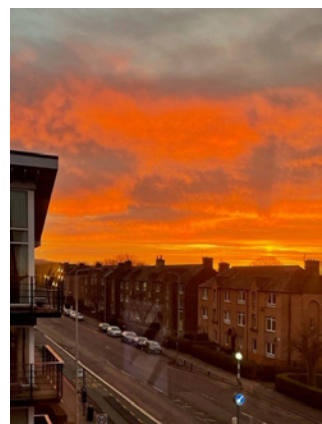
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It is worth noting that the property is fully double-glazed and has a modern gas central heating system making for a warm home, year-round. The development also has excellent resident parking. The property is expected to be of particular interest and early bird viewing is highly recommended to avoid disappointment.



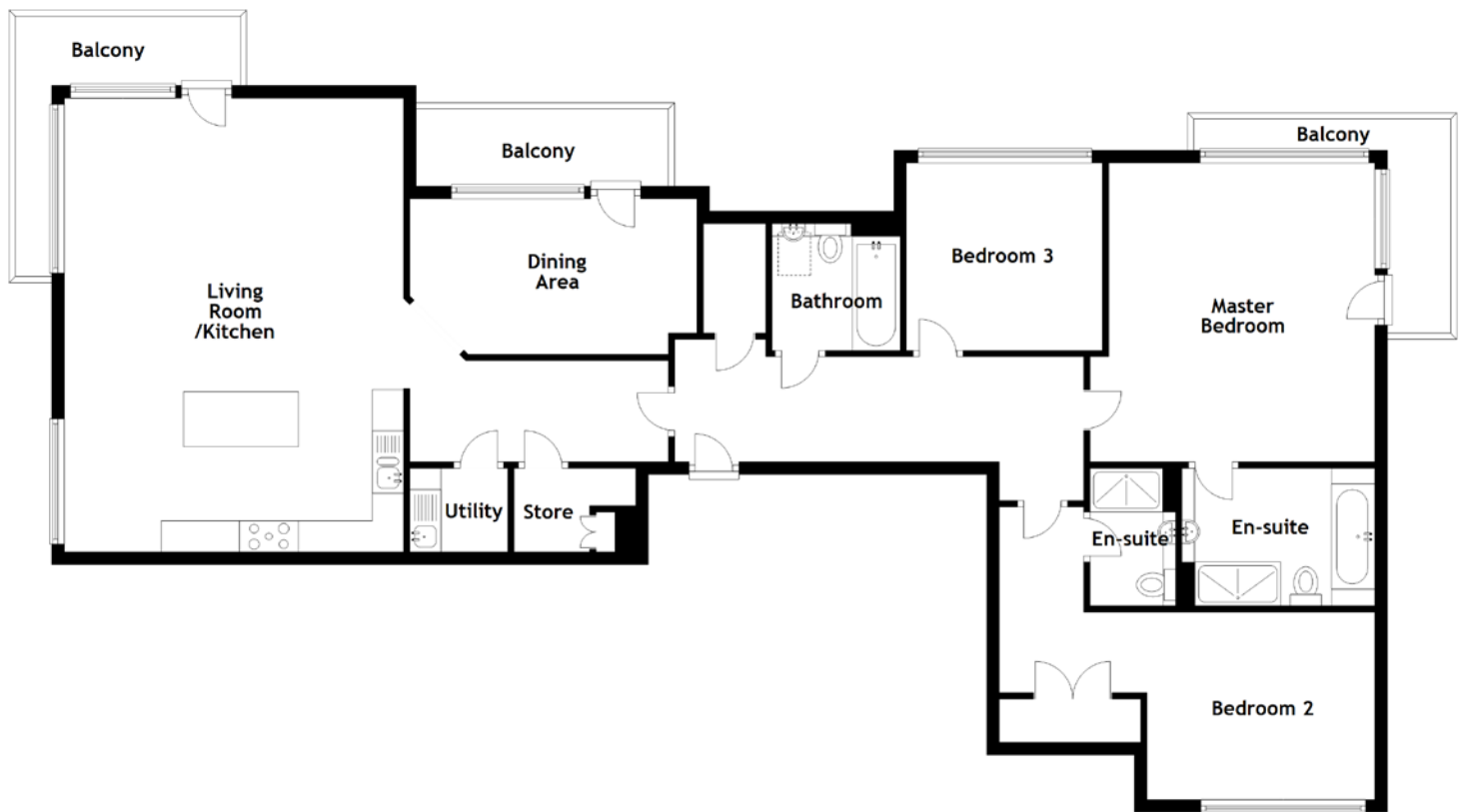


# THE BALCONIES & VIEWS





# FLOOR PLAN, DIMENSIONS & MAP

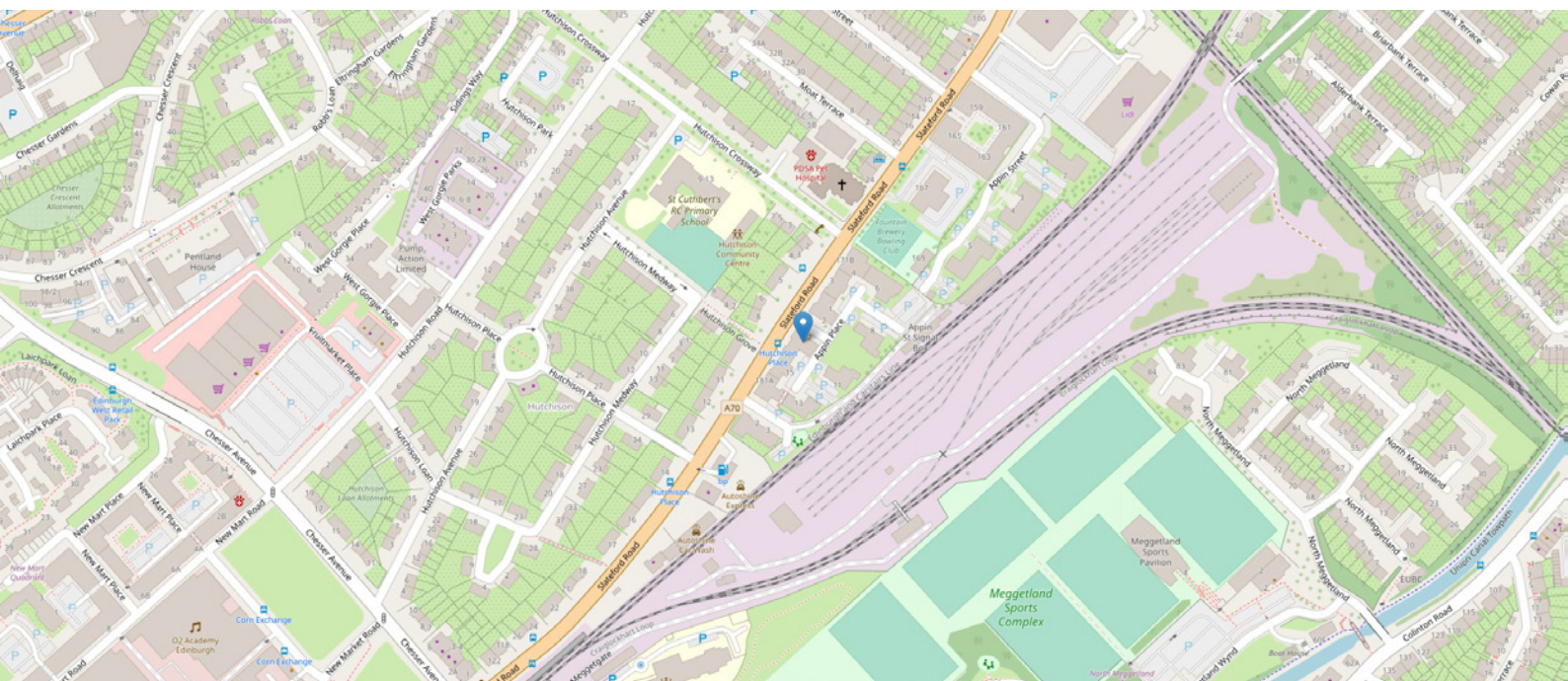


Approximate Dimensions  
(Taken from the widest point)

|                      |                                 |
|----------------------|---------------------------------|
| Living Room /Kitchen | 7.26m (23'10") x 5.43m (17'10") |
| Dining Area          | 4.60m (15'1") x 2.49m (8'2")    |
| Bathroom             | 2.05m (6'9") x 2.03m (6'8")     |
| Master Bedroom       | 4.56m (15') x 4.50m (14'9")     |
| En-suite             | 3.09m (10'2") x 2.20m (7'3")    |

|           |                               |
|-----------|-------------------------------|
| Bedroom 2 | 6.01m (19'9") x 3.00m (9'10") |
| En-suite  | 2.20m (7'3") x 1.37m (4'6")   |
| Bedroom 3 | 3.14m (10'4") x 3.00m (9'10") |
| Utility   | 1.57m (5'2") x 1.34m (4'5")   |
| Store     | 1.95m (6'5") x 1.34m (4'5")   |

Gross internal floor area (m<sup>2</sup>): 145m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

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.



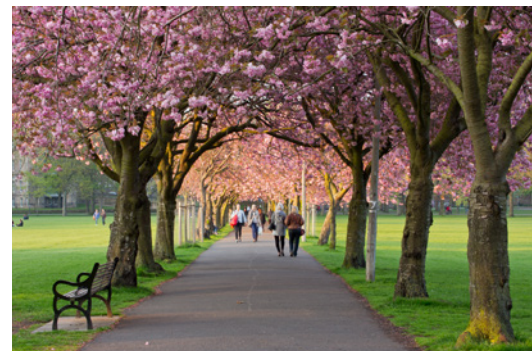




The Edinburgh city bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland and therefore the property maybe of particular interest to anyone required to travel perhaps in connection with work.

Edinburgh's entertainment facilities tend to be very highly concentrated in 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 and inexpensive.

There are an excellent range of local schools within walking distance, both in the private and public sectors.



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