

2/14 Appin Street

SLATEFORD, EDINBURGH, EH14 1PA



*Spacious Three Bedroom Fourth Floor Flat
In Edinburgh's Popular Slateford Area*



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McEwan Fraser Legal is delighted to present this three-bedroom fourth-floor flat presented to the market in excellent condition.

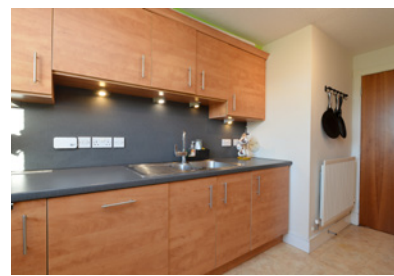
THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is flooded with natural light from the dual aspect windows and views over the Pentland hills. The lounge also gives access to the south-facing balcony.
- Fully equipped breakfasting kitchen. Fitted with a gas hob, fan oven and integrated appliances.

THE KITCHEN



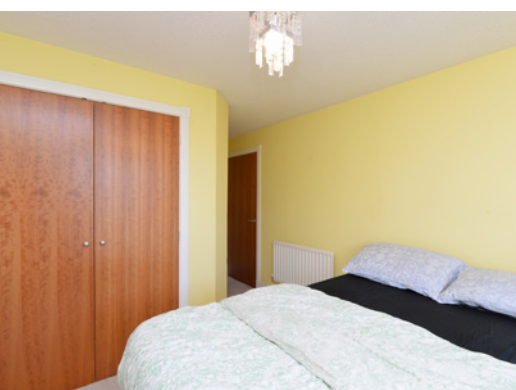


- The flat benefits from three generous bedrooms, the master bedroom boasts a modern en suite shower room and both bedrooms one and two benefit from integrated wardrobes.
- There are two bathrooms in the property, the main family bathroom is a three-piece white suite with a shower over the bath. Finally, the en-suite shower room is also a three-piece suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

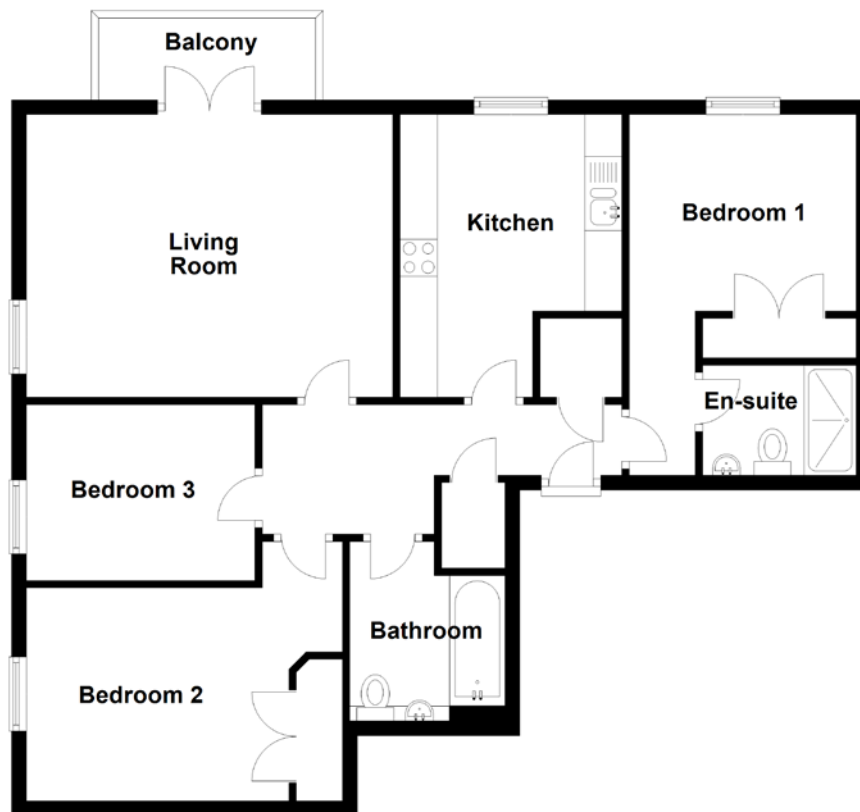


In addition, the property benefits from excellent storage, modern central heating and double-glazed windows. the property also benefits from resident's permitted parking.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

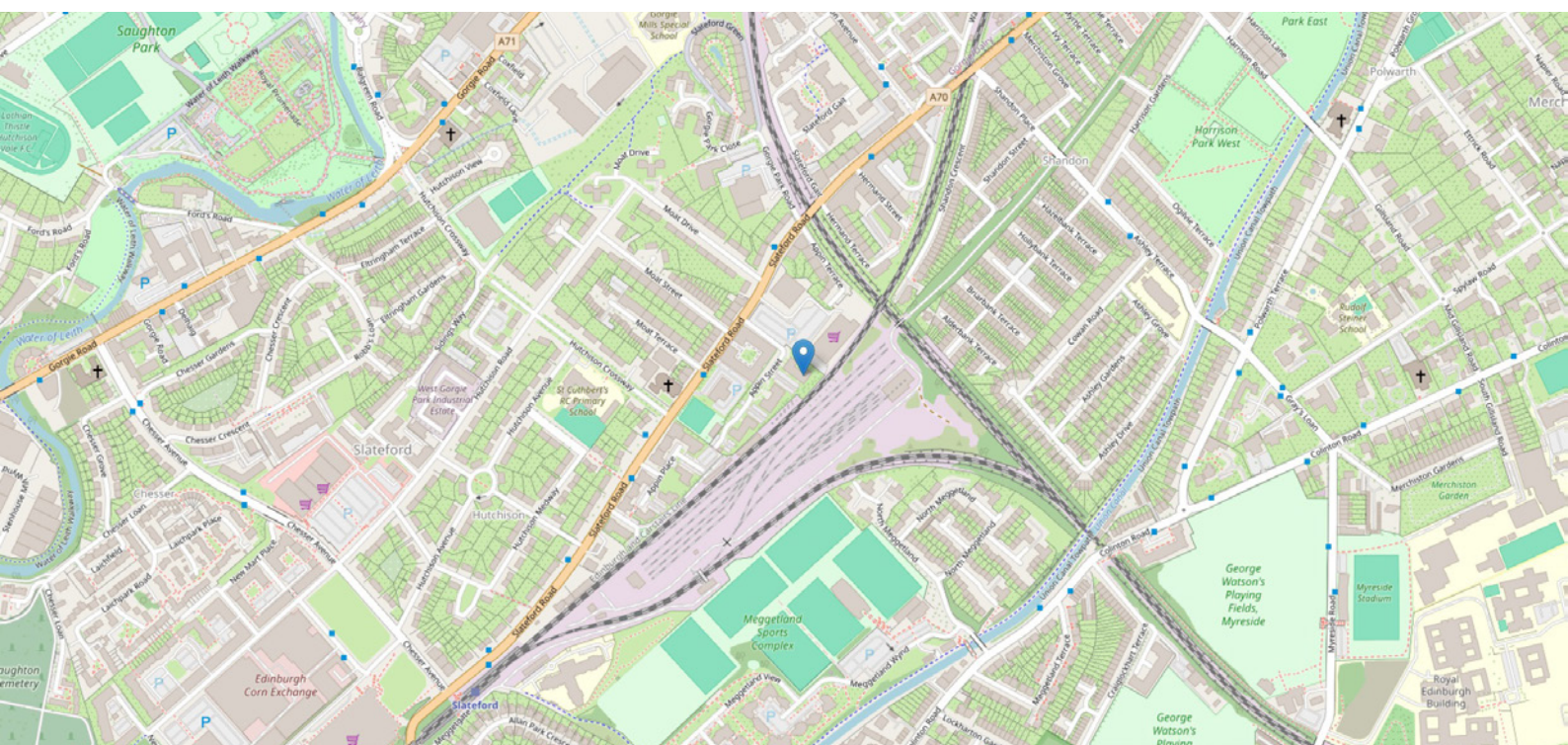


Approximate Dimensions (Taken from the widest point)

Living Room 4.94m (16'2") x 3.81m (12'6")
 Kitchen 3.81m (12'6") x 2.99m (9'10")
 Bedroom 1 4.86m (15'11") x 3.06m (10')
 En-suite 2.07m (6'9") x 1.48m (4'10")

Bedroom 2 4.26m (14') x 3.49m (11'6")
 Bedroom 3 3.08m (10'1") x 2.37m (7'9")
 Bathroom 2.42m (7'11") x 2.09m (6'10")

Gross internal floor area (m²): 81m²
 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.

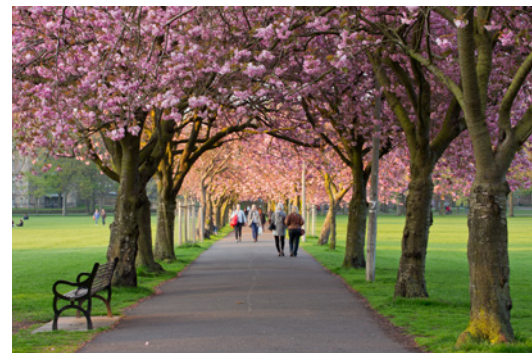




The Edinburgh city bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland and therefore the property may be of particular interest to anyone required to travel perhaps in connection with work.

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



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