

# 1A Slateford Gait

SLATEFORD, EDINBURGH, EH11 1GT



*CONTEMPORARY THREE-BEDROOM MAIN-DOOR  
DUPLEX IN MOVE-IN CONDITION WITH HMO LICENCE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this exceptional three-bedroom main-door duplex. Presented in move-in condition, this contemporary residence boasts a current HMO license, making it a versatile opportunity for both discerning professionals, families and savvy investors.

The entrance level is defined by a striking open-plan kitchen and living area. Bathed in natural light thanks to its dual-aspect design, the space easily accommodates a full lounge suite. The kitchen is a masterclass in modern utility, featuring a sleek breakfast bar, integrated appliances, and plenty of storage.







This level also hosts a generous third double bedroom, perfect for a home office or an additional living space, and a stylish, modern shower room.









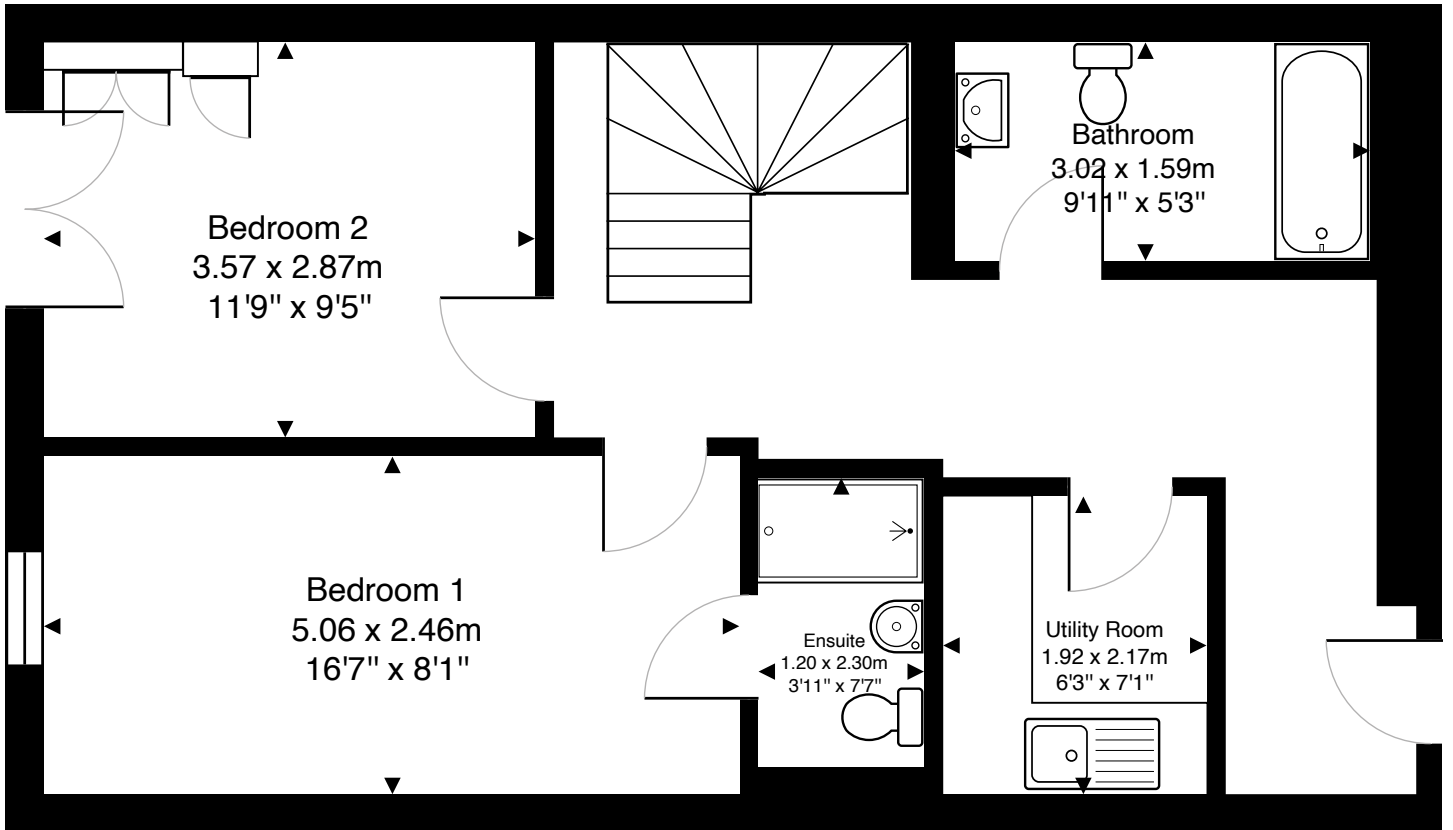
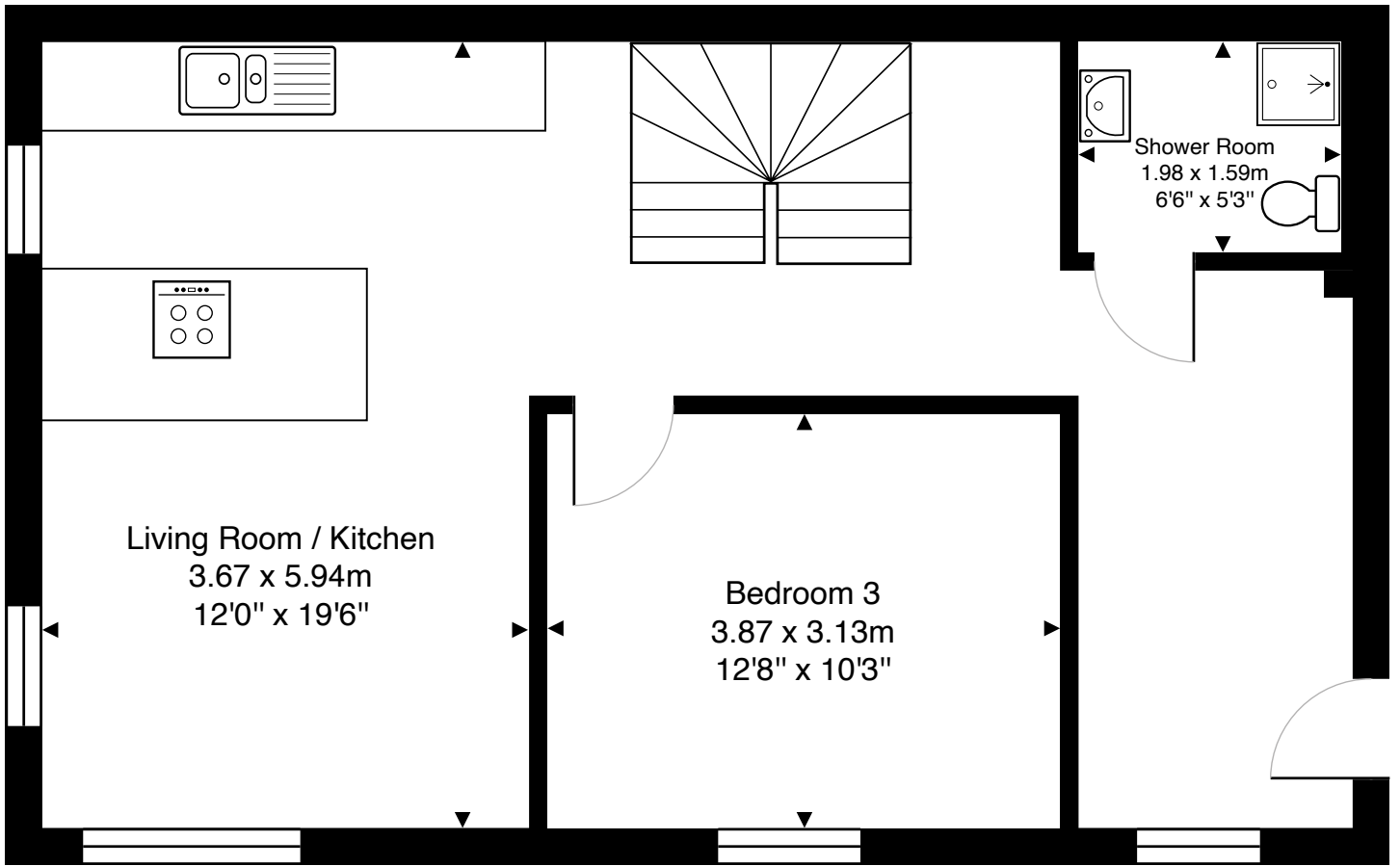
Descending to the lower level via the Italian feature staircase, you will find two further double bedrooms, a laundry room with additional washer/dryer and a pristine family bathroom. The principal bedroom is notably spacious, offering ample room for free-standing furniture alongside a contemporary en-suite with a large mains shower.

The second bedroom features elegant French doors that open directly onto a patio and communal grounds. Practicality is also prioritised, with secondary access leading straight the development's secure bike store .









Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup>

EPC Rating: B

# Floor Plan



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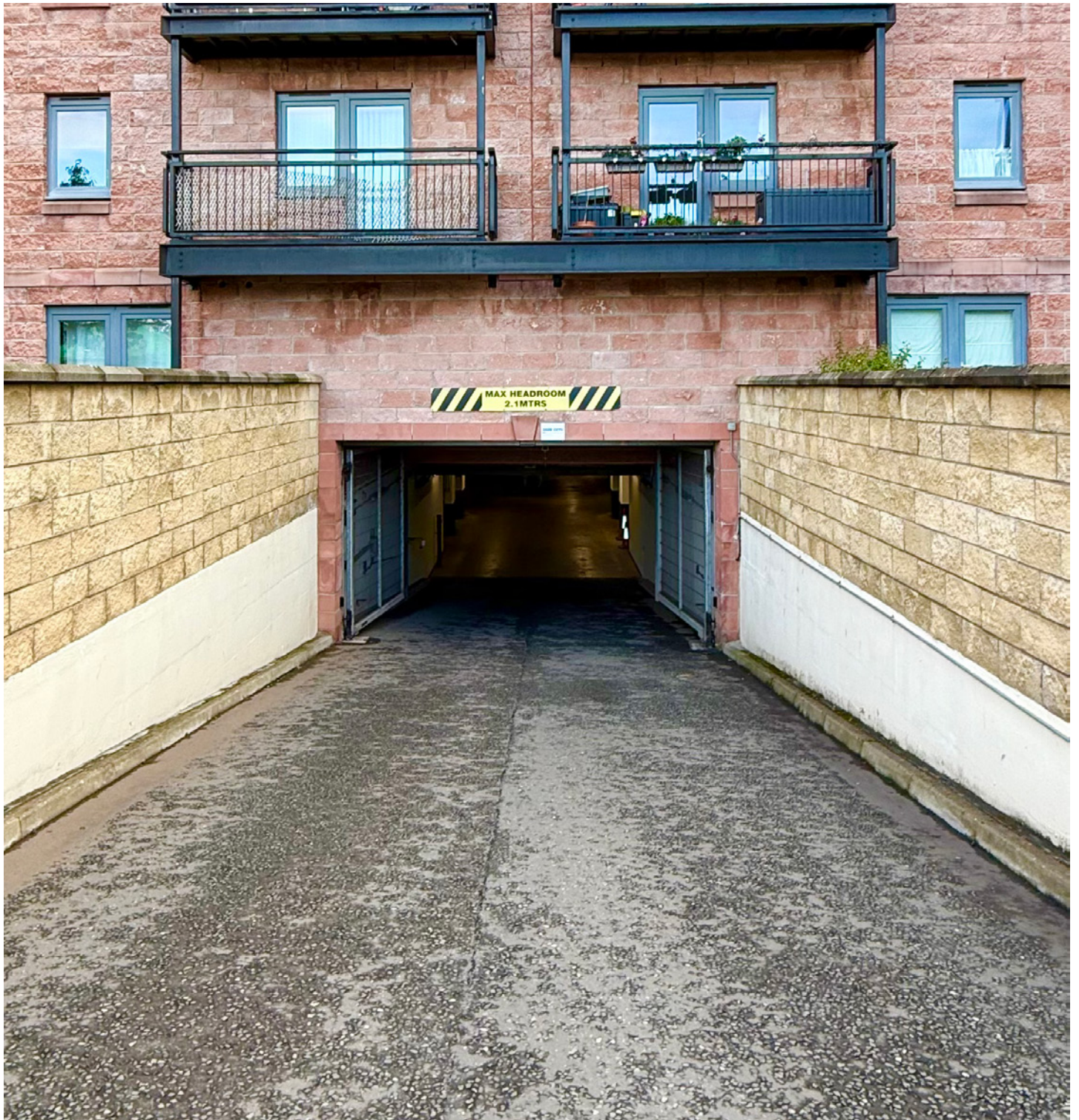


Explore Space



Residents further enjoy the luxury of a concierge service, on-site gym, secure gated underground parking, gas central heating, and an enhanced sprinkler system for total peace of mind.







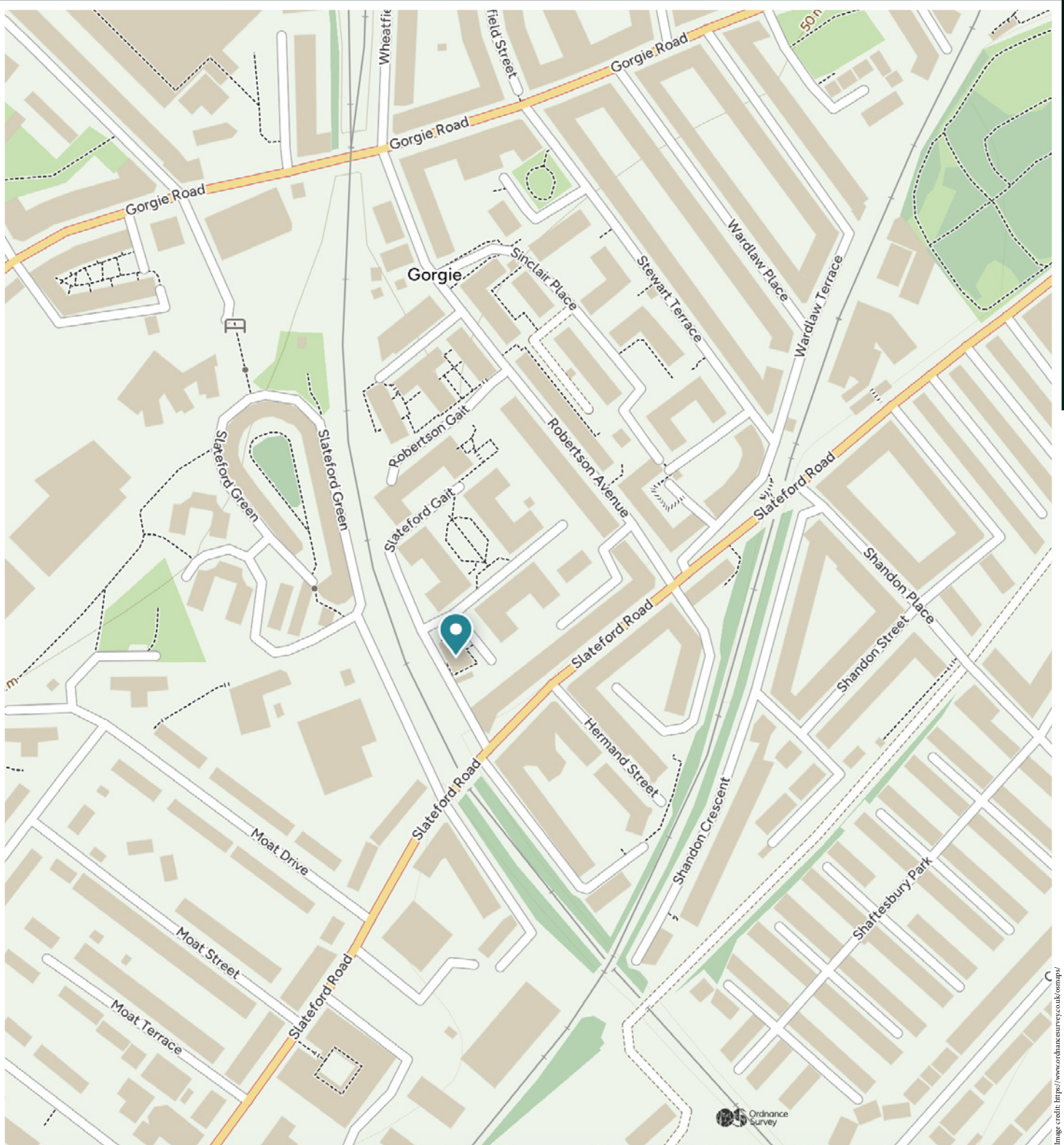
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Situated in the popular and well-connected Slateford district of Edinburgh, this stylish modern development on Slateford Gait offers contemporary urban living with excellent transport links and a wealth of amenities close at hand. Perfectly positioned 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 Slateford Road and Gorgie Road connect seamlessly to the city's major routes and the City Bypass.

Slateford with neighbouring Shandon and Bruntsfield boast a lively mix of local cafés, independent shops and supermarkets, including a large 24-hour Asda, Sainsbury's and Lidl, 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 Meggetland Sports Complex. Fitness enthusiasts will also appreciate the Edinburgh Corn Exchange leisure facilities and several nearby gyms and fitness studios in addition to the onsite gym.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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