

4/7 Appin Place

SLATEFORD, EDINBURGH, EH14 1PW



*SPACIOUS AND VERY WELL PRESENTED
THREE DOUBLE BEDROOM FLAT*



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McEwan Fraser is delighted to present this spacious three-bedroom apartment to the market. This meticulously designed modern apartment boasts a spacious living room, a large dining kitchen, a master bathroom, two en-suite shower rooms, integrated storage, a secure entry system, gas central heating, double glazing, and resident parking. Internally, the property is presented in excellent condition.

Arranged around a central hallway with integrated storage, the accommodation is focused on a bright and spacious living room which is neutrally decorated. The living room has ample natural light arriving through floor-to-ceiling windows. The proportions on offer allow new owners to create their ideal entertaining space. The separate dining kitchen has an extensive range of based and wall-mounted units that offer plenty of prep and storage space. A gas hob, an electric oven, a fridge freezer, and a dishwasher are integrated.





Bedroom one is the obvious master and boasts a balcony, a walk-in wardrobe, and plenty of space for additional free-standing bedroom furniture. The bedroom also has access to a partially tiled en-suite shower room that boasts a double shower cubicle. Bedroom two is a further well-proportioned double with an integrated wardrobe and a further en-suite shower room. Bedroom three is a double bedroom that would make an ideal home office. The accommodation is completed by the master bathroom which is partially tiled and includes a three-piece white suite.





Bedroom 2



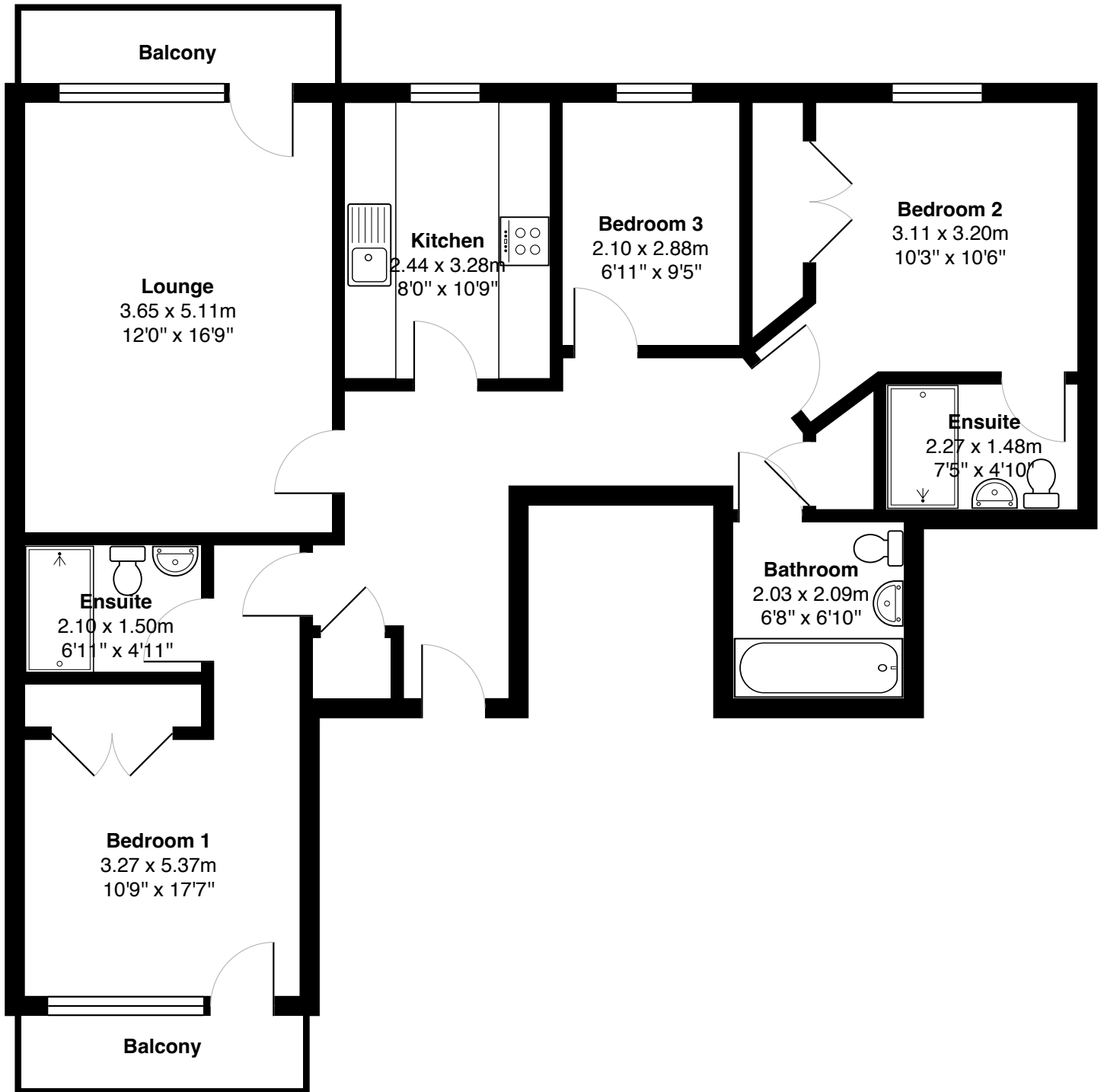




Bedroom 3







Gross internal floor area (m²): 88m²

EPC Rating: B



There are well-maintained landscaped communal grounds surrounding the property together with ample private resident parking.

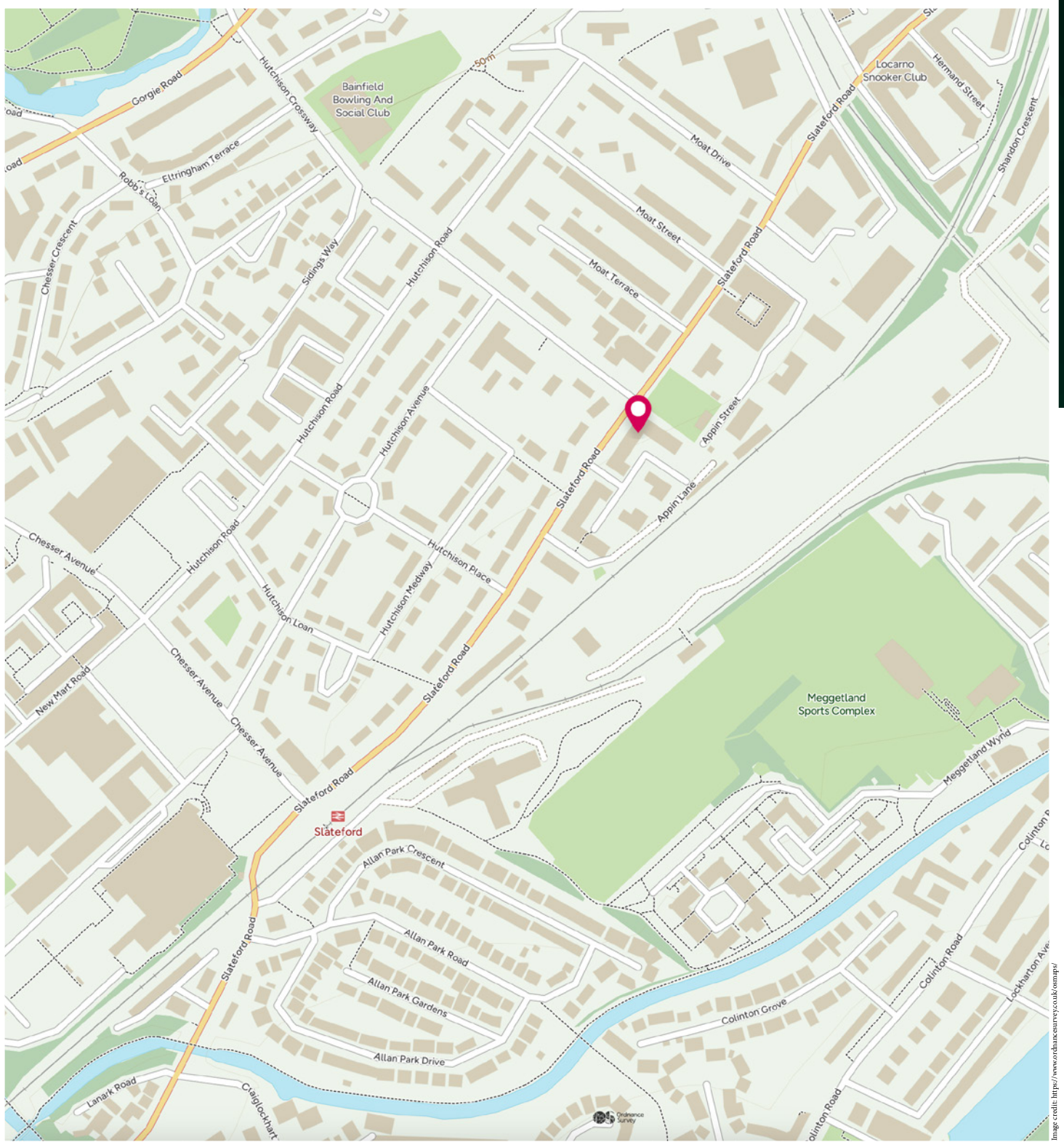




Slateford is a highly sought after residential district lying to the Southwest of the city centre and located in close proximity to the West End and Princes Street. In the immediate vicinity there is a wide choice of shopping facilities and these can supply all daily requirements. Should more specialised 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.

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. 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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