

6/21 Slateford Gait

SLATEFORD, EDINBURGH, EH11 1GX



*SUPERB MODERN APARTMENT IN
SLATEFORD GAIT*



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Part Exchange available! McEwan Fraser is delighted to present this superb modern apartment in Slateford Gait, a sought-after development close to Edinburgh city centre. The property includes two generous double bedrooms with an en-suite shower room to the master, a generous living room with a balcony, a separate kitchen, a bathroom room, and a central hallway with integrated storage. Further benefits include gas central heating, double glazing, a secure entry system, residents' car park, and lift access. This apartment is in excellent condition and has been upgraded beyond the builder's original specification. It would make an ideal first-time buy or sound buy-to-let investment.

The internal accommodation is focused on the generous reception room which is naturally bright and has plenty of space for a variety of different furniture arrangements. The proportions will give a new owner plenty of flexibility to create their ideal entertaining space. A door from the living room opens to the kitchen. The kitchen enjoys a full range of base and wall-mounted units that afford plenty of prep and storage space for the aspiring chef. An induction hob, an electric oven, a dishwasher, and a washing machine are integrated.





Bedroom one is a bright and spacious double bedroom with an integrated wardrobe and plenty of space for supporting furniture. The attached en-suite shower room is partially tiled and has an integrated double shower cubicle. Bedroom two is a further ample double bedroom that has plenty of space for a full suite of free-standing bedroom furniture.





Bedroom 2





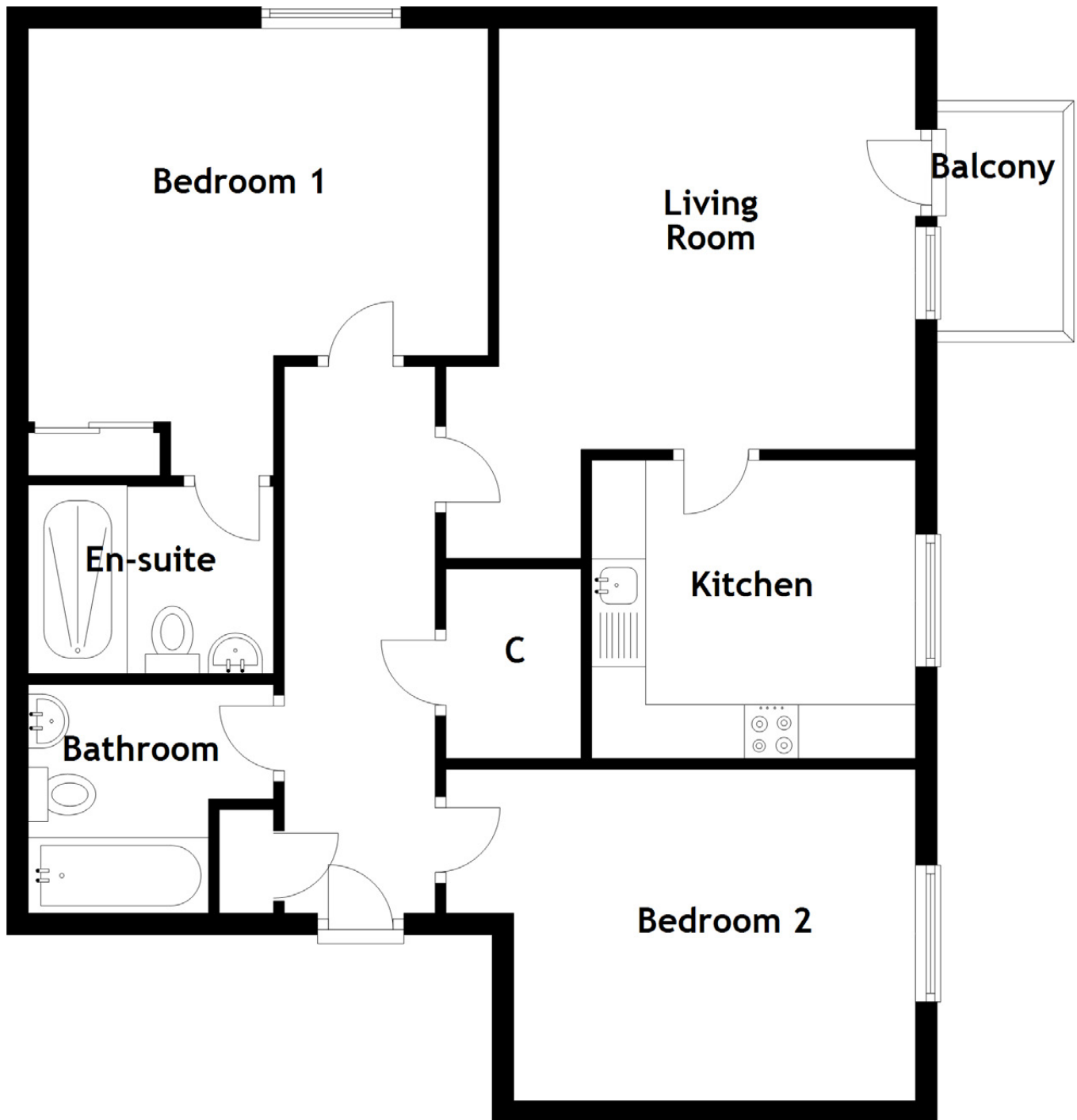
The internal accommodation is completed by a modern bathroom which is accessed from the central hallway. The bathroom enjoys a contemporary white suite with a shower over the bath.





The Balcony





Approximate Dimensions

(Taken from the widest point)

Living Room	4.91m (16'1") x 4.35m (14'3")
Kitchen	3.00m (9'10") x 2.76m (9'1")
Bedroom 1	4.26m (14') x 4.14m (13'7")
Bedroom 2	4.35m (14'3") x 3.07m (10'1")
Bathroom	2.27m (7'5") x 2.12m (6'11")

En-suite	2.27m (7'5") x 1.73m (5'8")
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Gross internal floor area (m²): 73m²

EPC Rating: B



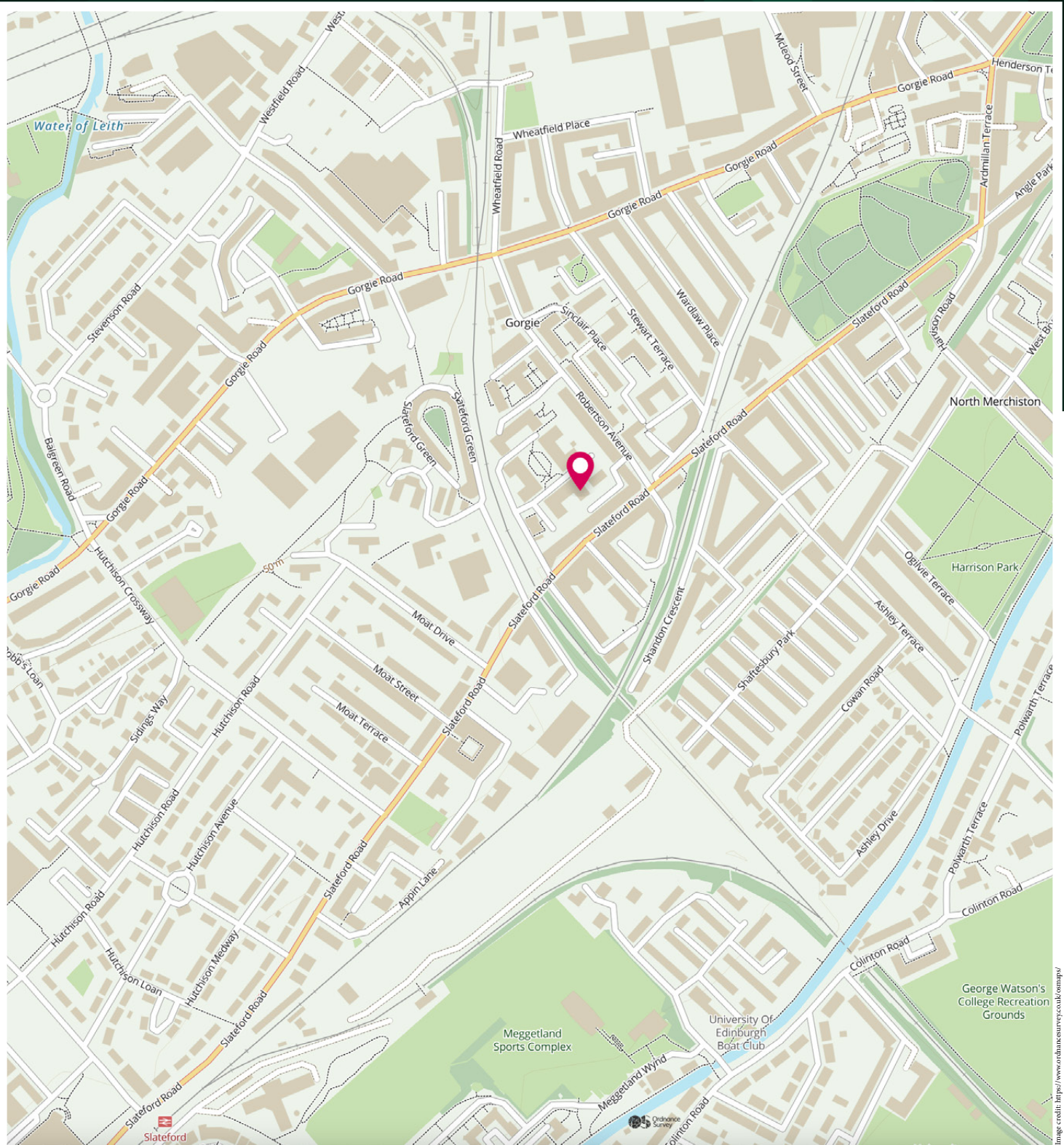
Externally, the property has communal grounds which are well maintained by the factors. In addition to the secure car park, there is metered parking available for visitors. The property also benefits from an on-site concierge and a small gym.





Slateford is a popular area to the southwest of the city with an excellent range of supermarkets both on Slateford Road (Lidl), Gorgie Road (Sainsbury's), and at nearby Chesser (Asda, M&S Simply Food and Aldi). There are bars and restaurants available on the main Slateford Road. Fountainpark is nearby and offers a cinema complex, bars, and a good range of eateries. Shandon is also a few minutes walk away with its range of coffee shops and independent shops. There are a variety of gym facilities nearby and the flat is well placed for Harrison Park, the Water of Leith cycle path, and the canal with its nice walk into town or out to Colinton. There are numerous bus services available on the main road both into and out of town, a train station at Slateford and there is easy access to the city bypass and the motorway network beyond.

The Location



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