

Flat 35, 24 Slateford Gait

SLATEFORD, EDINBURGH, EH11 1GU



*MODERN TWO-BED PENTHOUSE
WITH LARGE PRIVATE TERRACE*



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McEwan Fraser is delighted to present this impressive two-bedroom penthouse apartment which forms part of a modern and well-maintained development in the popular Slateford area of Edinburgh. Presented in excellent condition throughout, the property offers stylish contemporary living with bright and spacious accommodation.

A particular highlight is the large private terrace, which enjoys panoramic views across the Pentland Hills and the west of Edinburgh, providing the perfect setting for relaxing or entertaining. The generous lounge offers plenty of space for both living and dining, while the separate modern kitchen is fitted with quality units and a mixture of integrated and free-standing appliances.

The Property



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Two double bedrooms are well-proportioned and tastefully presented. Bedroom 1 benefits from a large integrated wardrobe and an en-suite shower room. The accommodation is completed by a tasteful modern bathroom with a white suite and a shower over the bath.





Bedroom 2







Communal grounds, residents' private gym, secure residents' underground parking, lift access, double glazing, and efficient modern heating add to the overall comfort and convenience. Combining modern design, beautiful outlooks, and an excellent location close to transport links and local amenities, this outstanding penthouse will appeal to first-time buyers, professionals, and anyone seeking a ready-to-move-in home within easy reach of the city centre.



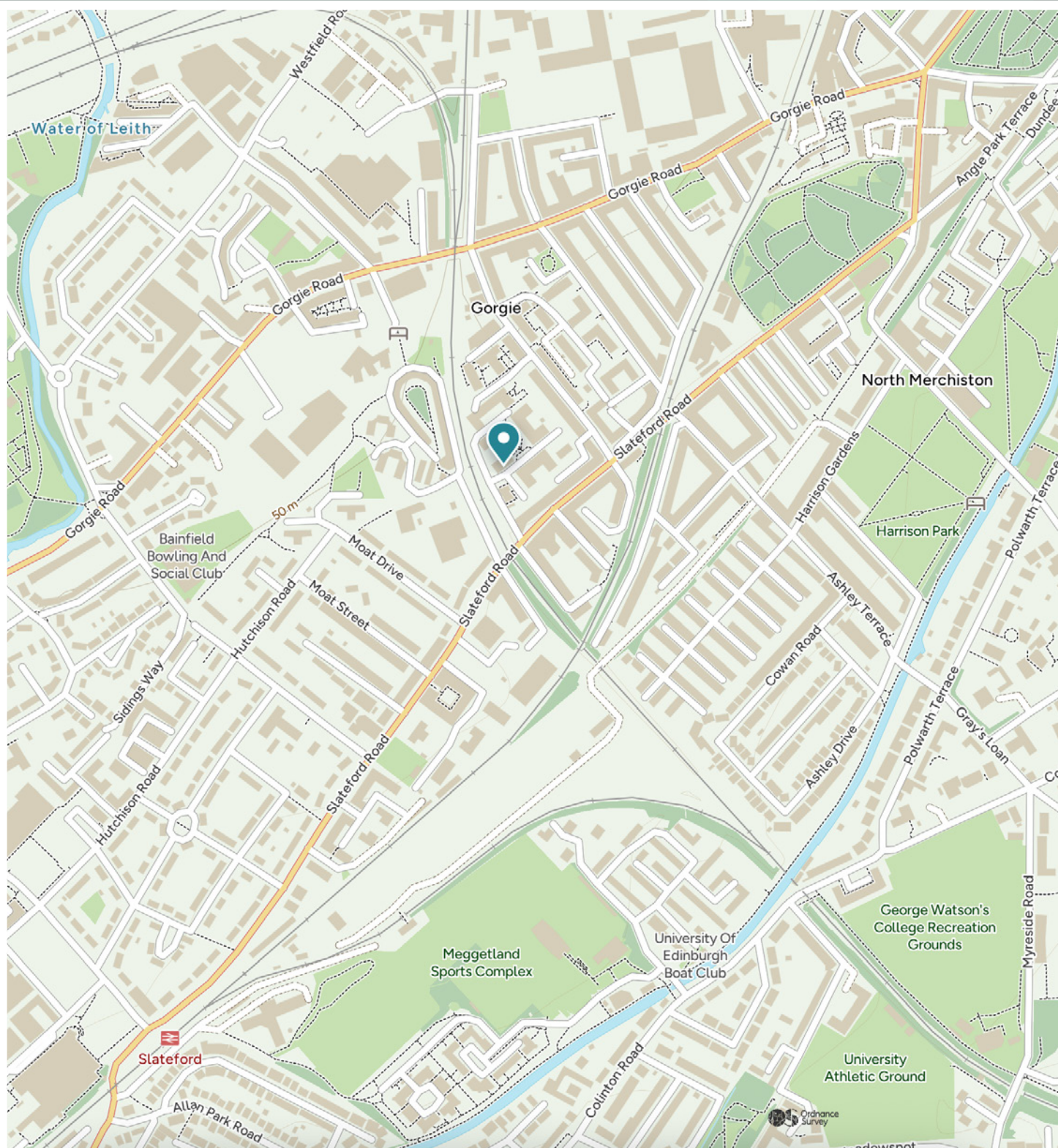


Nestled in the popular Slateford district, this contemporary development at Slateford Gait epitomises modern urban living. Its prime location is defined by exceptional connectivity, placing Edinburgh's best attractions within easy reach. Commuting is effortless, with Slateford Train Station a short walk away, offering direct services to Edinburgh Waverley and Glasgow. Frequent Lothian Buses and quick access to the City Bypass ensure seamless travel across the city.

A wealth of amenities is on your doorstep. The vibrant local area, including Gorgie and Dalry, boasts a mix of independent cafés, shops, and major supermarkets like a 24-hour Asda. For leisure, the picturesque Union Canal is ideal for walks and cycles, complemented by Harrison Park and the Meggetland Sports Complex. The nearby Corn Exchange and on-site private gym cater to fitness enthusiasts.

With the bustling West End and Bruntsfield just minutes away for dining and shopping, Slateford Gait is a perfect choice for first-time buyers and professionals seeking a dynamic, peaceful and well-connected lifestyle near Edinburgh's heart.

The Location



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Part
Exchange
Available



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