




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

9/1 Slateford Green

EDINBURGH, EH14 1NE



EDINBURGH

EH14 1NE

Slateford is a highly sought-after residential district lying to the south-west of the City Centre and located in close proximity to the West-End as well as 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 by-pass, which passes nearby and conveniently gives quick and easy access to the motorway systems of East, West and central Scotland. Therefore, the property may be of particular interest to anyone required to travel perhaps in connection with work. There is an excellent range of local schools within walking distance, both in the private and public sectors.

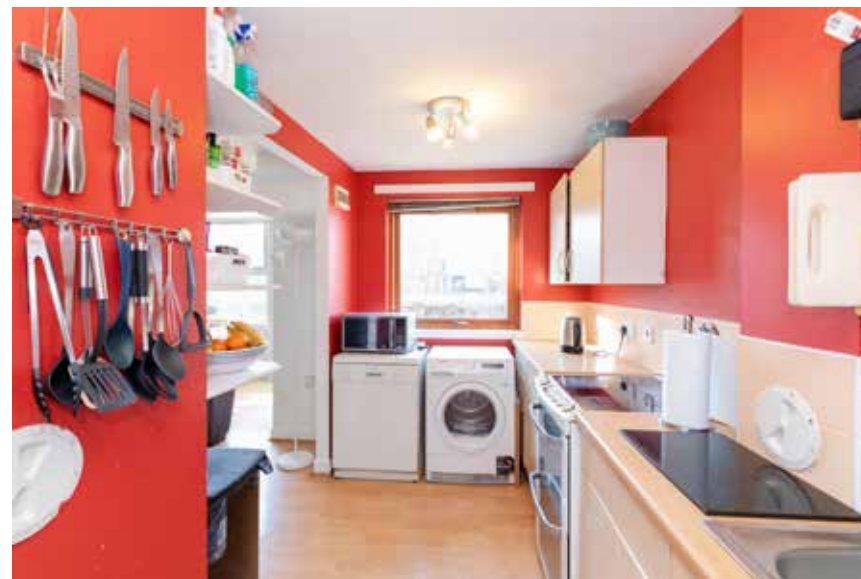


9/1 SLATEFORD GREEN

EDINBURGH, EH14 1NE

McEwan Fraser is delighted to offer a 25% share in this substantial three bedroom, two bathrooms, ground floor apartment to the market. The property forms part of a modern award-winning eco-development within the highly sought after district of Slateford. The exceptionally efficient home benefits from double glazing and a shared hot water and gas central heating system ensuring all year-round optimum comfort. There are well maintained communal gardens. Any prospective purchaser will pay a monthly rent to Dunedin Canmore of £422 per month. Also, purchasers must complete a questionnaire from Dunedin Canmore before submitting any offers on the property to ascertain their eligibility. The property is bound to appeal to first time buyers or people with an expanding family looking for a step onto the property ladder with early viewing highly recommended.

Accommodation is centred around a long central hallway which includes plenty of integrated storage. Immediately to your left as you enter, you will find a generous reception room with attached kitchen. The reception is neutrally finished and benefits from laminate flooring. The proportions on offer give plenty of flexibility to lay the room out to meet individual preference. A door from the reception also leads to a small private garden. The attached kitchen again enjoys good proportions and includes a range of base and wall mounted units with plenty of space for free standing appliances. Moving down the hall, you will find three spacious double bedrooms which all include integrated wardrobes. The accommodation is completed by a family bathroom and a separate full-sized shower room.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.47m (17'11") x 3.92m (12'10")
Kitchen	4.05m (13'3") x 2.03m (6'8")
Bedroom 1	4.68m (15'4") x 4.00m (13'1")
Bedroom 2	4.01m (13'2") x 3.70m (12'2")
Bedroom 3	3.75m (12'4") x 2.60m (8'6")
Bathroom	4.05m (13'4") x 2.41m (7'11")
Shower Room	1.92m (6'4") x 1.56m (5'1")

Gross internal floor area (m²): 98m² | EPC Rating: C

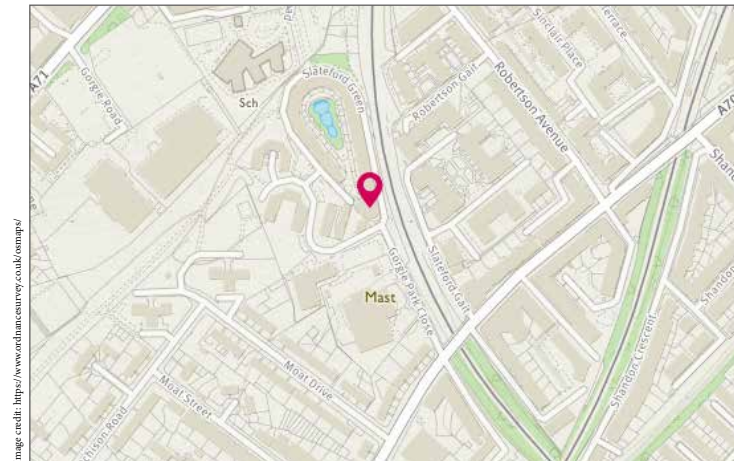


Image credit: <https://www.ordnancesurvey.co.uk/maps/>




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ABBEY TURPIE
Designer