

4 Slateford Gait

EDINBURGH, EH11 1GX



*STYLISH THREE-BEDROOM APARTMENT WITH
RESIDENTS' GYM AND SECURE UNDERGROUND PARKING*



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McEwan Fraser Legal is delighted to present this bright and spacious three-bedroom apartment, set within a popular modern development in Slateford. The property benefits from secure underground residents' parking, lift access, beautifully maintained communal landscaped gardens and exclusive access to a private residents' gym.

The welcoming entrance hallway is finished in neutral décor with carpet flooring and provides access to all accommodation. The generous living room is flooded with natural light, creating a bright and comfortable living space. Finished in neutral tones with light carpet flooring, it offers an ideal setting for both relaxing and entertaining.

The Property





The contemporary kitchen is fitted with a range of modern units and integrated appliances, complemented by stylish black cabinetry, tiled splashbacks and grey tiled flooring, providing a practical and attractive space for everyday living.







Dining Room





There are three well-proportioned bedrooms, all presented in fresh neutral décor. The principal bedroom benefits from built-in storage and a modern en-suite shower room, while the third bedroom is currently utilised as a dining room, offering excellent flexibility to suit a variety of lifestyles.







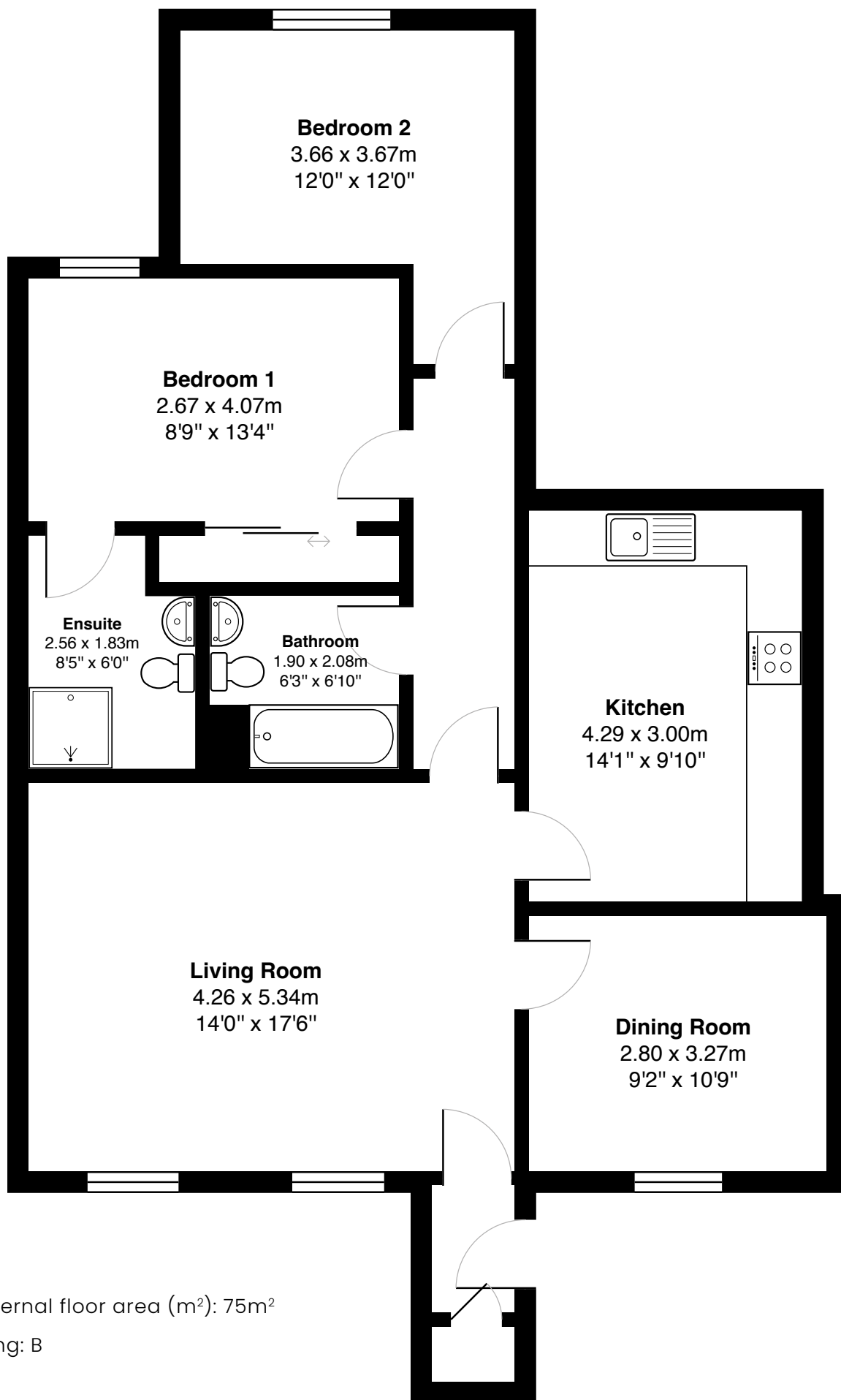
Bedroom 2





The family bathroom is fitted with a contemporary white three-piece suite and finished with crisp white walls, creating a bright and timeless finish.





Gross internal floor area (m²): 75m²

EPC Rating: B

Externally, residents enjoy beautifully maintained communal landscaped gardens, secure underground parking and lift access to all floors. With the added benefit of an exclusive residents' gym and excellent transport links into Edinburgh city centre, this superb apartment offers an exceptional opportunity for professionals, families and downsizers alike.



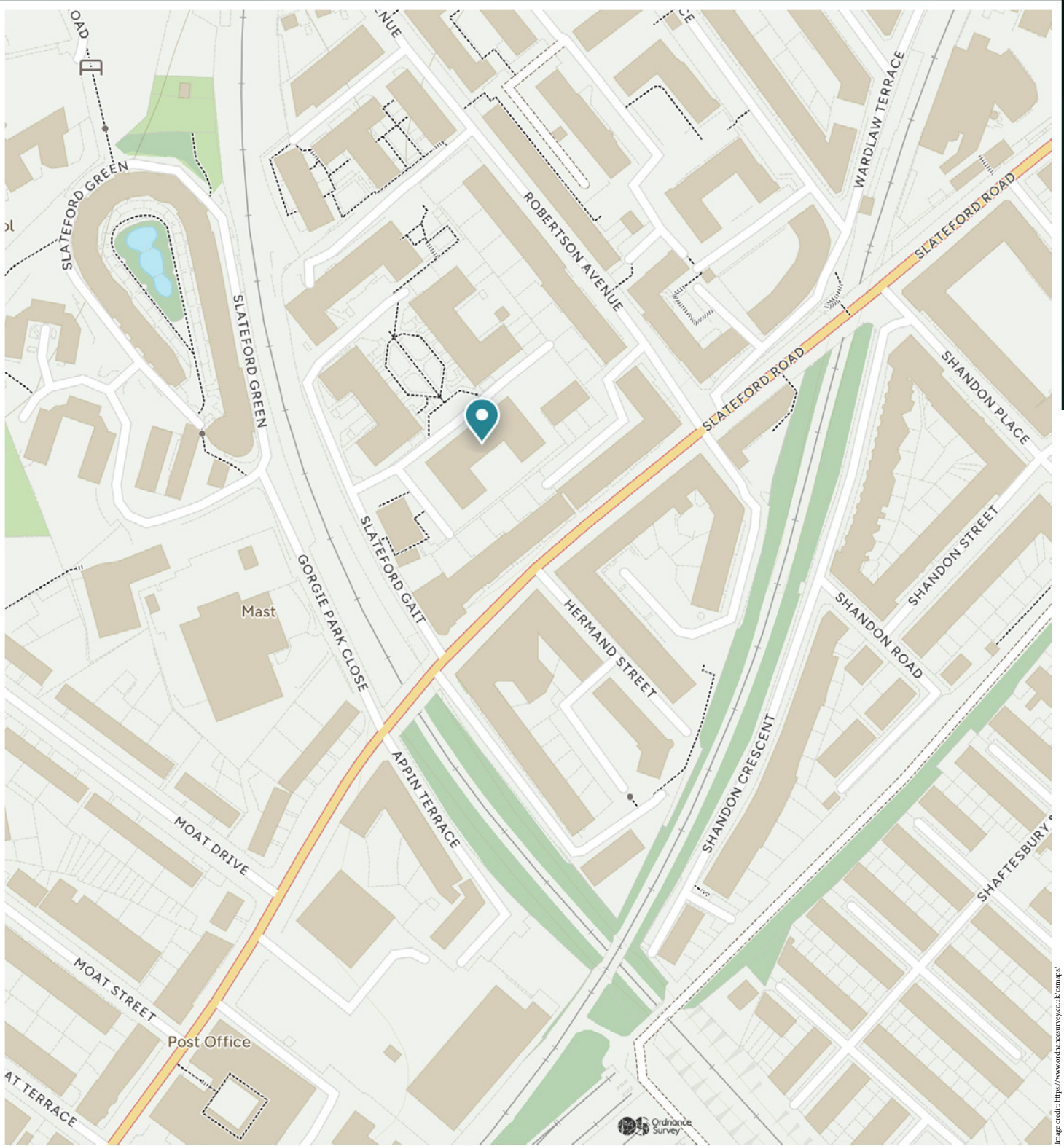


Slateford Gait enjoys a highly convenient location to the west of Edinburgh city centre, offering an excellent balance of modern living and superb connectivity. The area is well served by a wide range of local amenities, including supermarkets, cafés, restaurants, gyms and leisure facilities, with additional shopping available at nearby Edinburgh West Retail Park and Fountain Park.

The property benefits from outstanding transport links, with Slateford Railway Station within walking distance, providing regular services to Edinburgh Waverley and beyond. Frequent bus services operate nearby, while easy access to the City Bypass, M8, M9 and Edinburgh Airport makes this an ideal location for commuters.

For those who enjoy the outdoors, the nearby Union Canal offers picturesque walking and cycling routes, while Harrison Park and Saughton Park provide attractive green spaces for recreation. The development is also well placed for access to a number of schools, universities and Edinburgh's financial district. Combining excellent amenities, superb transport connections and a desirable modern development, Slateford continues to be a popular choice for professionals, families and investors seeking easy access to the capital.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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