

17/1 Appin Place

SLATEFORD, EDINBURGH, EH14 1NJ



Bright, spacious and beautifully presented, modern two-bedroom flat



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Bright, spacious and beautifully presented, this modern two-bedroom flat offers stylish city living in a highly convenient location.

THE LIVING ROOM



The living room benefits from a stunning wrap-around balcony and floor-to-ceiling windows, flooding the home with natural light and creating a wonderful sense of space. The spacious, modern kitchen is thoughtfully designed with a dedicated seating area, making it ideal for both everyday living and entertaining.

THE KITCHEN





There are two generous double bedrooms, including a principal bedroom with a sleek en-suite shower room. A contemporary main bathroom with modern finishes serves the rest of the property.

THE BATHROOM



BEDROOM 1



a principal bedroom with a
sleek en-suite shower room



BEDROOM 2



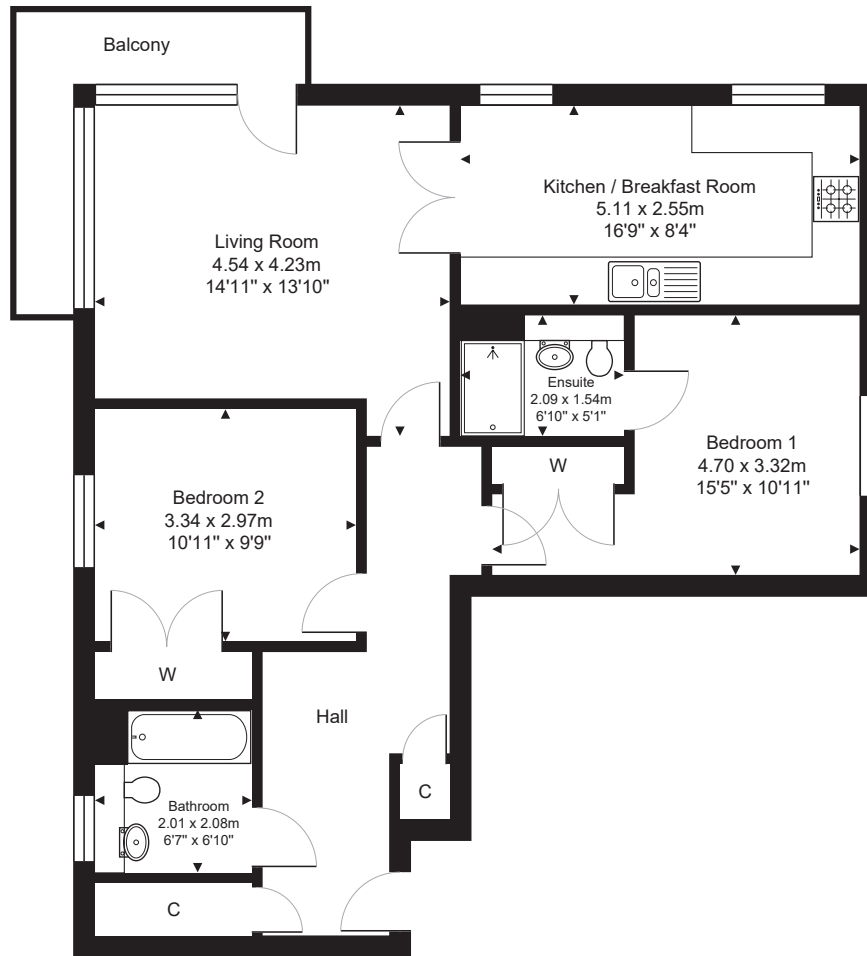
Further benefits include on-site parking and a well-maintained development. Situated in Slateford, the flat enjoys excellent transport links with easy access to Haymarket and Edinburgh city centre, as well as local shops, cafés and amenities close by.

An ideal home for professionals or couples seeking modern comfort with superb connectivity.

EXTERNALS & VIEW

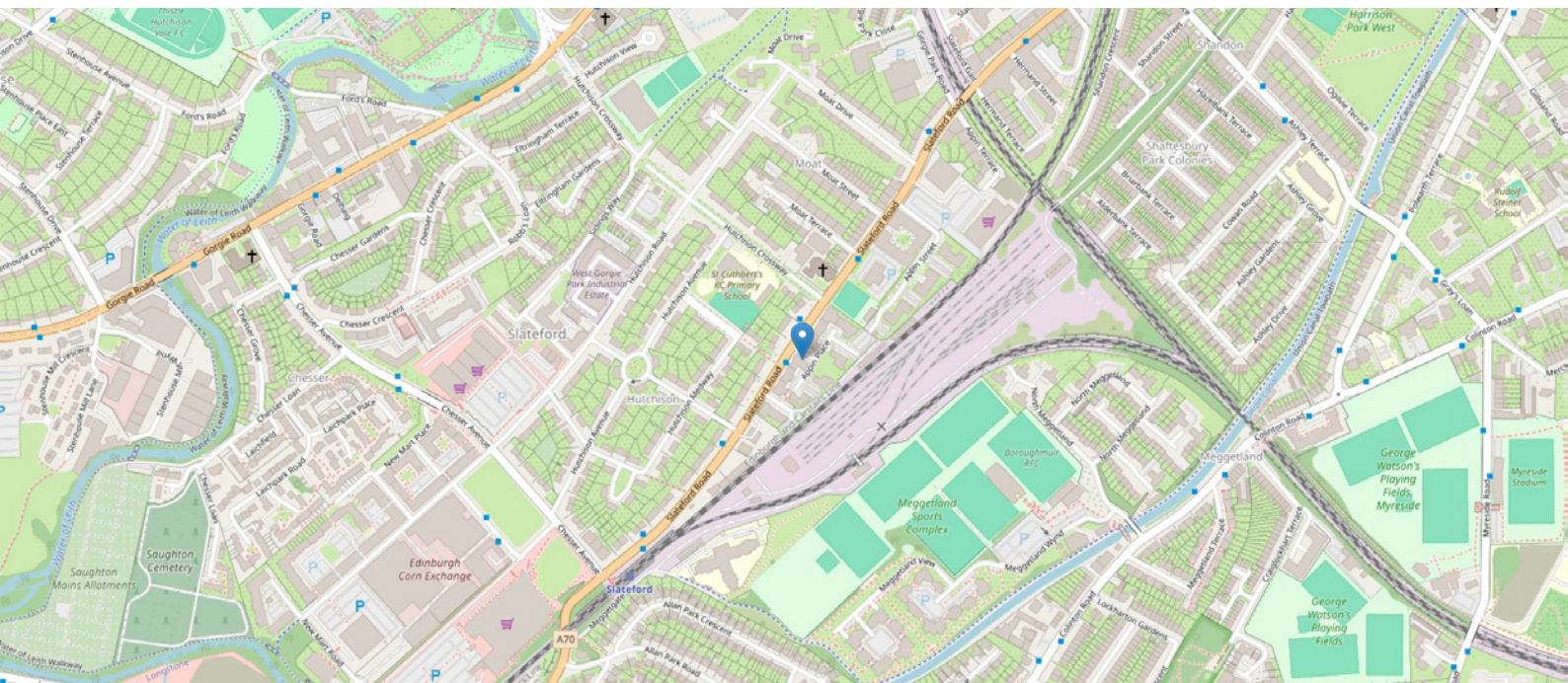


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: B



THE LOCATION

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 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 and therefore the property may be of particular interest to anyone required to travel, perhaps in connection with work.

Edinburgh's entertainment facilities tend to be very highly concentrated in 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 is an excellent range of local schools within walking distance, both in the private and public sectors.



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