



78/9 (2F3) Slateford Road,
Edinburgh
EH11 1QU



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2nd Floor Flat



accommodation

- Entrance hall
- Bay windowed sitting room
- Fitted kitchen
- Master bedroom with en suite shower room
- Second double bedroom
- Bathroom

features

- Gas central heating
- Double glazing
- Security entry phone
- Some sanded floorboards
- Period style features incl fireplace
- Ideal location
- Communal garden

description

Superb, second floor flat in a traditional tenement building with a wealth of period features including some sanded floors, period style fireplace, press cupboards and decorative cornice, and there is excellent storage throughout. The accommodation comprises entrance hall with sanded floors, and two storage cupboards, beautiful bay windowed sitting room / dining room with sanded floor, feature fireplace and decorative cornice, modern fitted kitchen, master bedroom with walk in wardrobe, further storage cupboard and en suite shower room with thermostatic shower fitting, second double bedroom and bathroom with Metro style tiling, white three piece suite with thermostatic shower fitting over the bath.



EPC:
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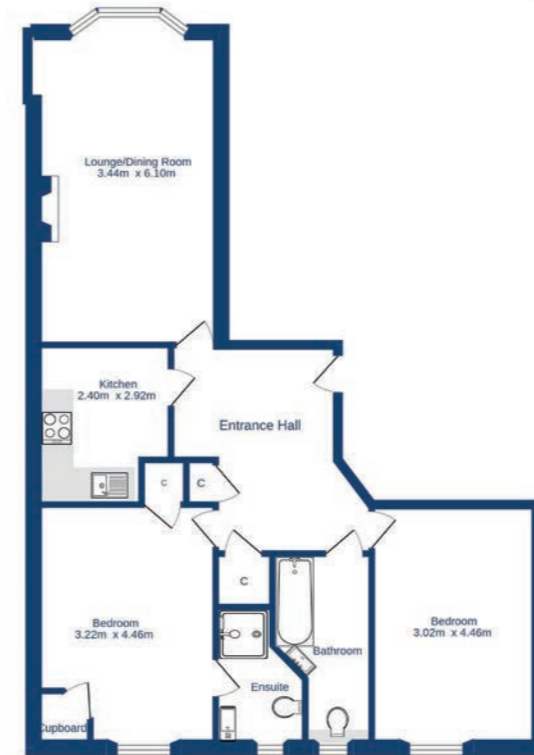


Home Report
Value: £245,000

Items to be included in the sale price:
Blinds, ceiling light fittings, fitted floor coverings,
oven, hob and washing machine.



Second Floor
75.9 sq.m. approx.



TOTAL FLOOR AREA: 75.9 sq.m. approx.
 While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, rooms and any other areas are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with SketchUp (2022)



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