



167/36 Slateford Road
Edinburgh
EH14 1PB



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Top Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Master bedroom with
- En suite shower room
- Second double bedroom
- Bathroom
- Private attic

features

- Electric heating
- Double glazing
- Security entry phone
- Neutral decor
- Move in condition
- Lift access to all floors
- Communal Gardens
- Allocated & visitor parking

description

Superb top floor flat, in a modern development with allocated parking. This is a bright and spacious apartment, with modern kitchen and bathroom fittings and is offered for sale in move in condition throughout. The accommodation comprises entrance hall with storage cupboard and access hatch to the large private attic, bright sitting room / dining room with views towards Corstorphine Hill, fitted kitchen, a spacious master bedroom with fitted wardrobe and en suite shower room, second double bedroom with fitted wardrobe and bathroom with electric shower over the bath. The property benefits from electric heating and double glazing, as well as the secure entry system and lift access to all floors. There is also an allocated parking space immediately to the front of the building and visitor spaces to the rear. Overall, this is a fabulous first time buyer flat or buy to let opportunity which must be viewed to be fully appreciated.



EPC:
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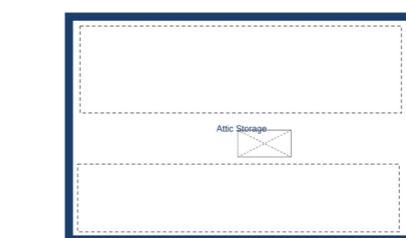


Home Report
Value: £225,000

The development is managed by James Gibb and a payment of approximately £300 per quarter is payable and covers stair cleaning and lighting, gardening and lift maintenance, as well as buildings insurance.

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, curtains and kitchen appliances.



TOTAL FLOOR AREA: 105.9 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.

