

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

3/16 APPIN STREET,
EDINBURGH, EH14 1PA



With captivating views of the Pentland Hills, an immaculate interior design, and plentiful natural light, this spacious three-bedroom apartment in an established Slateford development epitomises the best in modern living.

Upon entering the fifth-floor residence, the front door opens into an elegant hallway, designed in a soothing colour palette and featuring plush carpeting. To your right, the stunning dual-aspect living and dining room impresses with French doors leading to a private, south-east-facing balcony that offers sweeping views of the Pentland Hills. This space shares the same sophisticated design as the hallway, creating an atmosphere of refined warmth, ideal for both relaxation and entertaining. Adjoining the living area is a spacious and bright dining kitchen, boasting a modern aesthetic with natural-toned wall and floor cabinets, sleek black worktops, and high-spec integrated appliances, including a BOSCH oven, gas hob, and extractor hood. Continuing down the hallway, past a handy utility room and a stylish family bathroom, complete with a hidden cistern WC, washbasin built into vanity, and a bath, you reach the impressive west-facing principal double bedroom. This peaceful retreat features a Juliet balcony, a tasteful décor, built-in wardrobes, and is complemented by an en-suite shower room. The two additional double bedrooms are generously sized, filled with natural light, and finished with the same appealing design. One of these bedrooms also includes an en-suite shower room, adding an extra touch of luxury.

Externally, residents benefit from shared landscaped grounds and parking.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Three-bedroom apartment
- Dual-aspect living dining room with south-east-facing balcony
- Modern dining kitchen
- Three generous double bedrooms, two with en-suite shower rooms
- Family bathroom
- Utility
- Gas central heating
- Double glazing
- Well-kept shared landscaped grounds
- Residents' parking

Area

Lying approximately two miles west of Edinburgh City Centre, Slateford is a popular residential location. There are many scenic open spaces to enjoy including Harrison Park, the Union Canal, and Saughton Park and Gardens. Golf courses such as the Braid Hills and Carrick Knowe are minutes away as is Craiglockhart Leisure and Tennis Centre, and Fountain Park with its casual dining options, multiplex cinema and Nuffield Health and Fitness Wellbeing Gym. Daily shopping needs are met by convenience stores on Slateford Road and in neighbouring Gorgie. There is a 24-hour Asda and an Aldi within the Edinburgh West retail park along with a Marks and Spencer Food Hall. This lies close to the O2 Academy entertainment and music venue which features five-a-side football pitches. It is a perfect position for Edinburgh College, Heriot-Watt and Napier Universities, and Edinburgh Park. Schooling includes Balgreen Primary School and Tynecastle High School with renowned private options such as Merchiston Castle School and George Watson's College nearby. Regular bus and train services take you to the City Centre and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.

EPC Rating: TBC



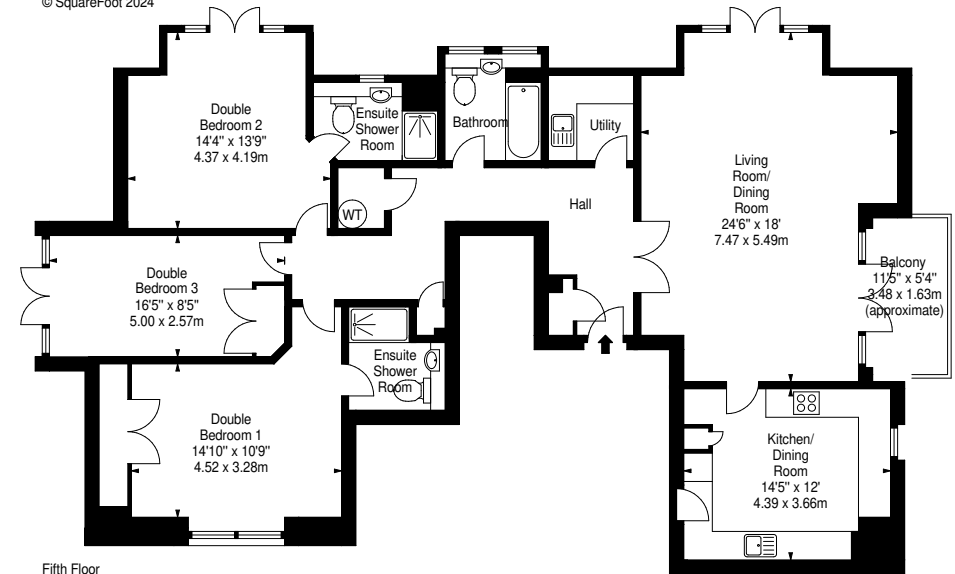




**Appin Street,
Edinburgh,
Midlothian, EH14 1PA**



Approx. Gross Internal Area
1483 Sq Ft - 137.77 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally. The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

45 Frederick Street, Edinburgh, EH2 1ES
Tel: 0131-225 6226 Fax: 0131-220 0651 DX ED 111
email: fraserbrooks@btconnect.com

