



SLATEFORD, 11/8 APPIN PLACE
EDINBURGH



URQUHARTS
PROPERTY

SLATEFORD 11/8 APPIN PLACE EDINBURGH

This is a bright and spacious second floor flat within a modern development off Slateford Road in move in condition and being offered for sale with all furnishings.

The accommodation comprises, briefly: Hall, Lounge with south facing wrap around balcony, fitted Kitchen, two double Bedrooms and a Bathroom.

The flat benefits from double glazing, gas central heating and the block is served by a lift. Externally, there is private residents' parking and landscaped gardens.

LOCATION

The former village of Slateford lies approximately 2 1/2 miles south west of the City Centre. Local amenities are excellent with a range of shops on Slateford Road and an Asda Superstore close at hand. Also nearby is Fountain Park Leisure Complex which houses a multiplex cinema, bowling alley, health club and restaurants. For outdoor pursuits, Harrison Park, and the Union Canal and Water of Leith walkways are nearby. The City Centre is easily accessible by bus or by car and for commuters the City Bypass and main Motorway network are within easy reach. Slateford Railway Station is close by and is served by hourly trains to Edinburgh Waverley to the east and Glasgow Central to the west.

DESCRIPTION

This is a bright and spacious second floor flat featuring a wrap around balcony off the lounge with south facing floor to ceiling windows and glazed door opening onto the balcony. Another feature of the lounge is the fireplace with electric fire. Off the lounge is the well fitted kitchen with floor and wall mounted units with complementary work top surface and tiled splash back, and integral washing machine, fridge freezer, dish washer, electric oven, gas hob and 1 1/2 bowl stainless steel sink unit and drainer. The master bedroom boasts a full length window which opens to an ornamental balcony and a large built in wardrobe provides storage. The second bedroom, currently used as a diningroom, also offers a built in wardrobe. The bathroom is fitted with three piece suite comprising a bath with shower over and shower screen, wash hand basin set within a vanity unit, and wc with concealed cistern. There are fitted carpets throughout with the exception of the kitchen which has vinyl flooring and there are radiators throughout. There is plenty of storage with an additional two large cupboards off the hall. The security entry handset is also located in the hall.

FACTOR

The development is factored by Charles White who deal with the common maintenance of the development. The current charge is approximately £600 per annum including buildings insurance.

INCLUDED IN THE PRICE

With the exception of a small number of items this property is being offered for sale fully furnished.

SERVICES

Gas central heating with the boiler located in a cupboard within the kitchen. The electricity and gas meters are located within one of the hall cupboards.

COUNCIL TAX

Band D

ACCESS FOR SURVEYORS

Contact A & W M Urquhart

PRICE

Offers in the region of £200,000

VIEWING

Thursday 7-9pm and Sunday 2-4pm

POSTCODE

EH14 1NJ

HOME REPORT

Available on request from A & W M Urquhart

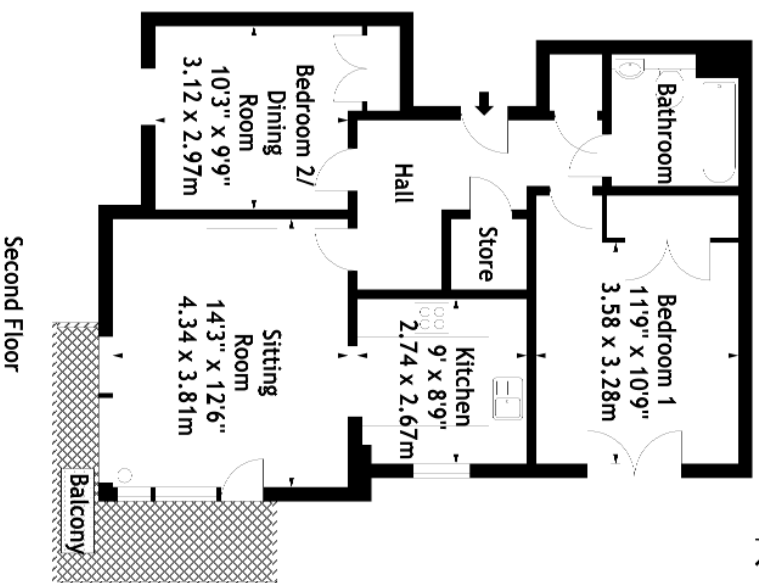
NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home report is available upon request from Urquharts Property.





Appin Place, EH14 1NJ
Approx. Gross Internal Area
711 Sq Ft - 66.05 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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is a division of:
A & W M Urquhart, Solicitors

16 Heriot Row, Edinburgh, EH3 6HR TEL: 0131 556 2896 FAX: 0131 556 0046
DX: ED206 E-MAIL: enquiries@urquharts.co.uk WEB: www.urquharts.co.uk