



RE/MAX PROPERTY



5/13, Appin Street, Edinburgh, EH14 1PA



- Well proportioned 2 Bedroom FLat
- Master Bedroom with En Suite
- Large Lounge with Double Aspect Balconies
 - Kitchen/Breakfasting Room
 - Large Bathroom
 - Lots of Storage Space

Absolutely Stunning, Spacious 2-Bedroom Apartment in Slateford, Edinburgh!

Presented by Janice Bennie in partnership with REMAX Property, this delightful apartment offers two generously proportioned bedrooms, ideal for professionals or young families. Nestled in a highly desirable area, residents enjoy convenient access to a variety of amenities, including the nearby Chesser Retail Park with its diverse shops and an Asda superstore. Upon entry, you're welcomed by a graceful hallway leading to a large lounge. This lounge boasts a double aspect with French doors on both sides, opening onto a balcony in one direction and a Juliette balcony in the other. Additionally, there are two generously proportioned double bedrooms - one featuring an ensuite shower room and both equipped with built-in wardrobes, a well-equipped fitted kitchen/breakfasting area, and a sizable bathroom.

Slateford, is a historic yet modern neighbourhood in the heart of Edinburgh, offering a unique living experience. With seamless commuting links and a plethora of local amenities. It's prime location ensures quick access to Edinburgh's key destinations. The Slateford train station connects you to the city centre within minutes, while an extensive bus network and well-maintained cycle paths provide flexible commuting options. There is a large, diverse range of shops and boutiques, from local markets to renowned brands with an array of restaurants, cafes, and pubs, offering both local and international cuisines. Enjoy leisurely strolls in Harrison Park or along the Water of Leith Walkway, providing a serene escape. This property and location is ideal for families and professionals with the property being in close proximity to quality schools, ensuring excellent educational opportunities. Professionals appreciate the convenience of Slateford's strategic location, making work and leisure easily accessible. This location is particularly convenient for access to Edinburgh Napier University's Craiglockhart Campus and Heriot Watt University at Riccarton within easy reach. Moreover, the nearby City by-pass facilitates quick access to major commuting routes, including the M8, M9, Queensferry Crossing, and Edinburgh International Airport.

The home report can be downloaded from the RE/MAX website.
Freehold Property
Council Tax Band E
Factor Fee - Deposit held. Around £6-£70 implied.



Entrance Hallway

15' 10" x 7' 3" (4.83m x 2.21m)

Inviting entrance hallway welcomes you with contemporary decor, setting the tone for the interiors to follow. Flooring is laminate, there is central lighting & access to all accommodation.



Lounge

20' 8" x 14' 4" (6.31m x 4.38m)

Characterised by dual aspect windows with feature Juliette balconies, the lounge is bright & airy. It's a fabulously sized room, with a fresh colour palette and gorgeous laminate flooring. There is central lighting offering a welcoming glow, radiators, and ample power points.

Kitchen

11' 5" x 10' 3" (3.48m x 3.12m)

The impressive kitchen boasts an impressive array of base & wall mounted cabinets, neatly integrating a range of cooking & cleaning appliances. There is a pretty worktop design and perfectly contrasting splashback design. The room further benefits from having a large window which commands impressive views over the surrounding area, and in-turn floods the room with natural light.



Bedroom 1

15' 4" x 10' 4" (4.67m x 3.15m)

The principal bedroom is of very generous proportions and has chic décor, and plushly carpeted flooring. The room further benefits from having ample fitted wardrobes, and a 3-piece en-suite shower room.

En-Suite

6' 6" x 5' 0" (1.99m x 1.52m)

Immaculately tiled 3-piece shower room; comprising of a large shower enclosure, wash hand basin & W.C. A stylish space that comes complete with an extractor fan, spot lighting & heated rail.

Bedroom 2

14' 2" x 11' 5" (4.33m x 3.48m)

A further double room decorated with an impeccable eye for detail, a fresh & neutral space with contrasting carpeting & a double storage cupboard.

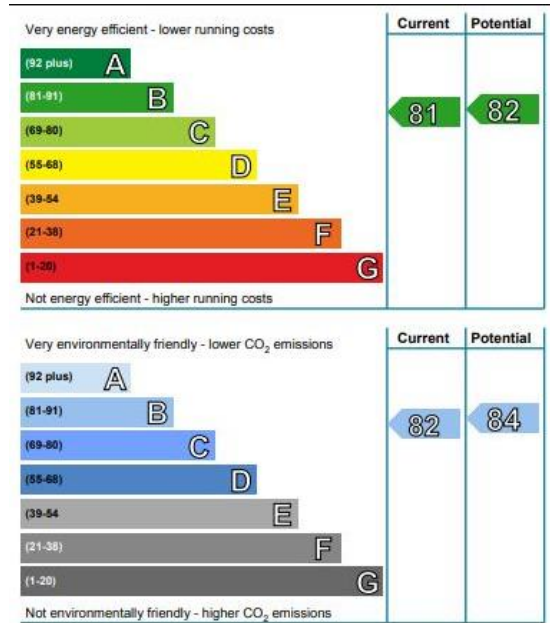
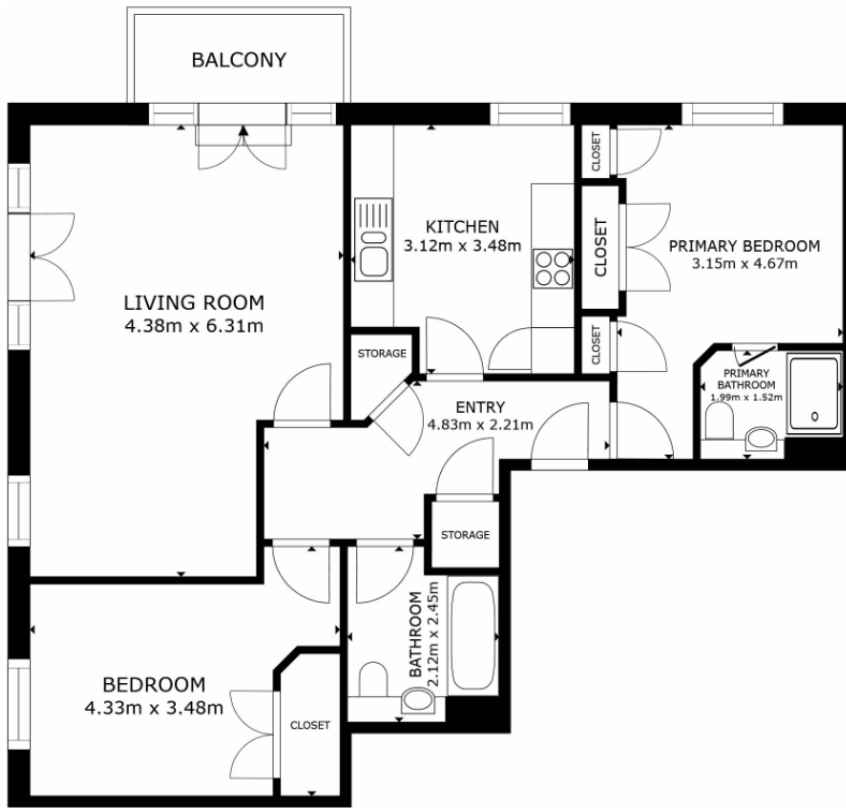


Family Bathroom

8' 0" x 6' 11" (2.45m x 2.12m)

Completing the internal accommodation is a luxurious family bathroom. The room comprises of a large bathtub, with overhead power shower, wash hand basin & W.C – both handily sunk into a gorgeous vanity unit – providing additional storage. The room enjoys partially tiled walls and a modern floor design.





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