

**1/4 Appin Street  
Edinburgh EH14 1PA**

**Offers Over £275,000**

- Large living/dining room with French doors to private balcony
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Two double bedrooms both with fitted wardrobes and master featuring en-suite
- Family bathroom fitted with three-piece suite
- Gas central heating and double glazing
- Resident permit parking
- Communal gardens

**Council Tax Band: E**

**Tenure: Freehold**

**Annual Service Charge: £1200**

**Shared Ownership: No**



1



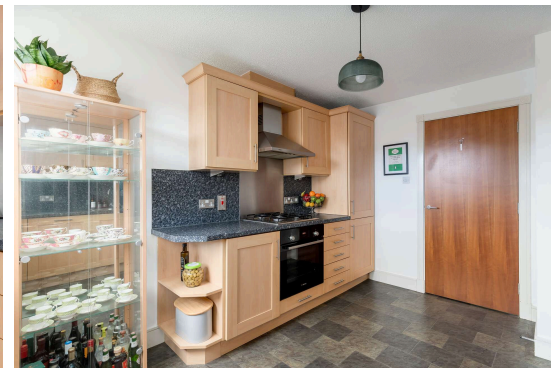
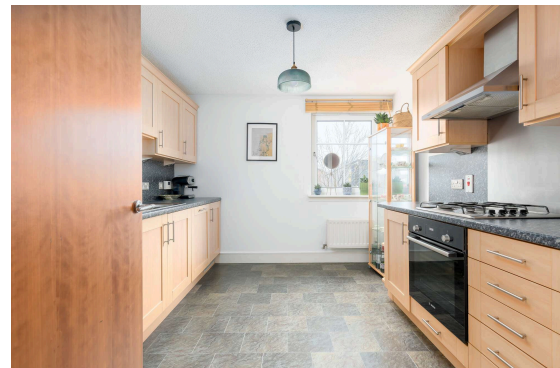
2



2



EPC B



## Flat

Blair Cadell is delighted to present this superb first-floor flat, offering excellent living space and two generously sized double bedrooms. With superb links to the city centre, the property will be ideal for a variety of buyers, this property is a must-see.

The accommodation features a spacious living/dining room, bathed in natural light, with French doors opening onto a private balcony—perfect for entertaining or relaxing. The kitchen is well-equipped with a range of floor and wall units, a gas hob, an electric oven, and integrated appliances. Both double bedrooms are generously proportioned and benefit from built-in wardrobes, providing ample storage. The master bedroom also boasts an en-suite with a two-piece suite and an electric shower. Additionally, the main family bathroom is fitted with a three-piece suite and a mains-powered shower over the bath. For year-round comfort, the property benefits from gas central heating and double glazing. Externally, residents can enjoy beautifully maintained communal gardens and private parking. Please Note - The property is factored by James Gibb with a monthly fee of approximately £100 and covers building insurance and maintenance.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are accessible very close by. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which has even more gyms for the fitness fanatics and are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

**Viewing by appointment on 0131 337 1800**

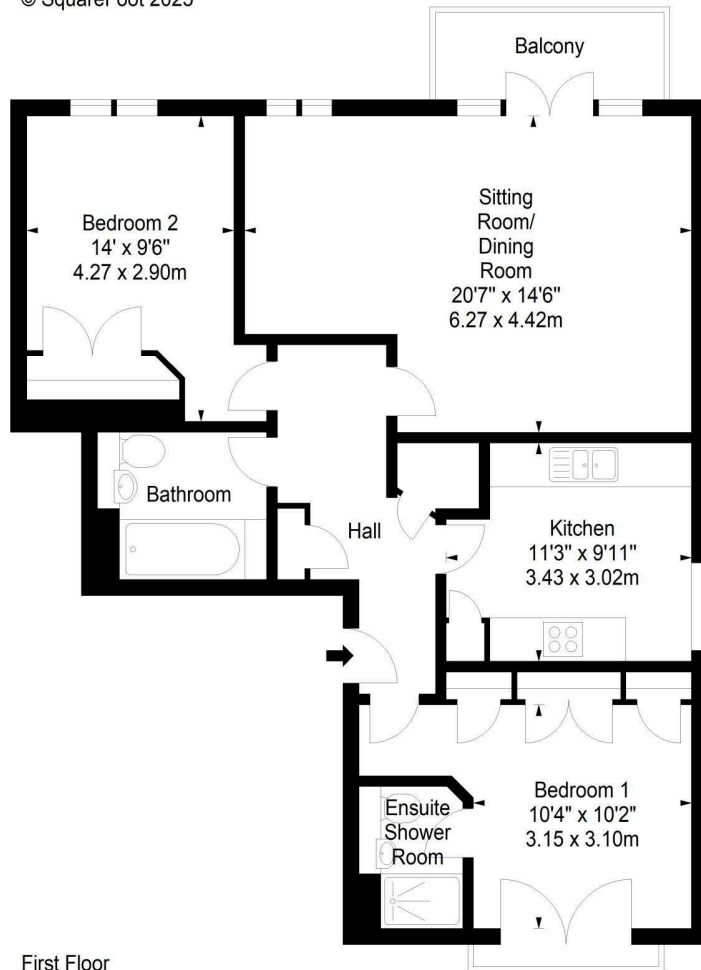




Appin Street,  
Edinburgh,  
Midlothian, EH14 1PA



Approx. Gross Internal Area  
865 Sq Ft - 80.36 Sq M  
For identification only. Not to scale.  
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First Floor



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