

3/16 APPIN TERRACE  
SLATEFORD, EDINBURGH, EH14 1NN

CURRAN & CO  
PROPERTY



# 3/16 APPIN TERRACE

SLATEFORD, EDINBURGH, EH14 1NN

FIXED PRICE £170,000



'3/16 Appin Terrace is an exceptionally bright and spacious top floor flat which enjoys panoramic views as far as The Pentland Hills'

- Victorian Tenement Building
- Spacious Living / Dining Room
- Modern Kitchen
- Double Bedroom with Storage
- Bathroom
- Gas Central Heating & Double Glazing
- Shared Rear Garden & Unrestricted Street Parking
- Ideal First Time Buy or Investment



### Description

3/16 Appin Terrace is an exceptionally bright and spacious top floor flat which enjoys panoramic views as far as The Pentland Hills. Forming part of a traditional Edinburgh tenement building, this superb first-time-buy is well-placed to take advantage of excellent local amenities and regular transport links into the nearby city centre.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with shelved storage cupboard; expansive living room with storage cupboard, feature fireplace and spacious alcove, ideal as

a dining area or home office space; modern, well-equipped kitchen with base and wall-mounted units, integrated electric oven and ceramic hob with stainless steel splashback; double bedroom with sizeable mirrored wardrobes providing ample storage space and additional storage fitted beneath the windowsill; and bathroom with shower over the bath.

Further benefits of this property include gas central heating with a modern combi boiler and double glazing.

Externally there is a shared rear garden laid to lawn and unrestricted street parking to the front of the

building.

### Extras

Extras to be included in the sale are all carpets and floor coverings, curtains and blinds, and kitchen appliances.

### EPC Rating

The energy efficiency rating for this property is band D.

### Council Tax

This property is subject to council tax band B.

### Viewing

Viewing is by appointment. Please contact our office to arrange.





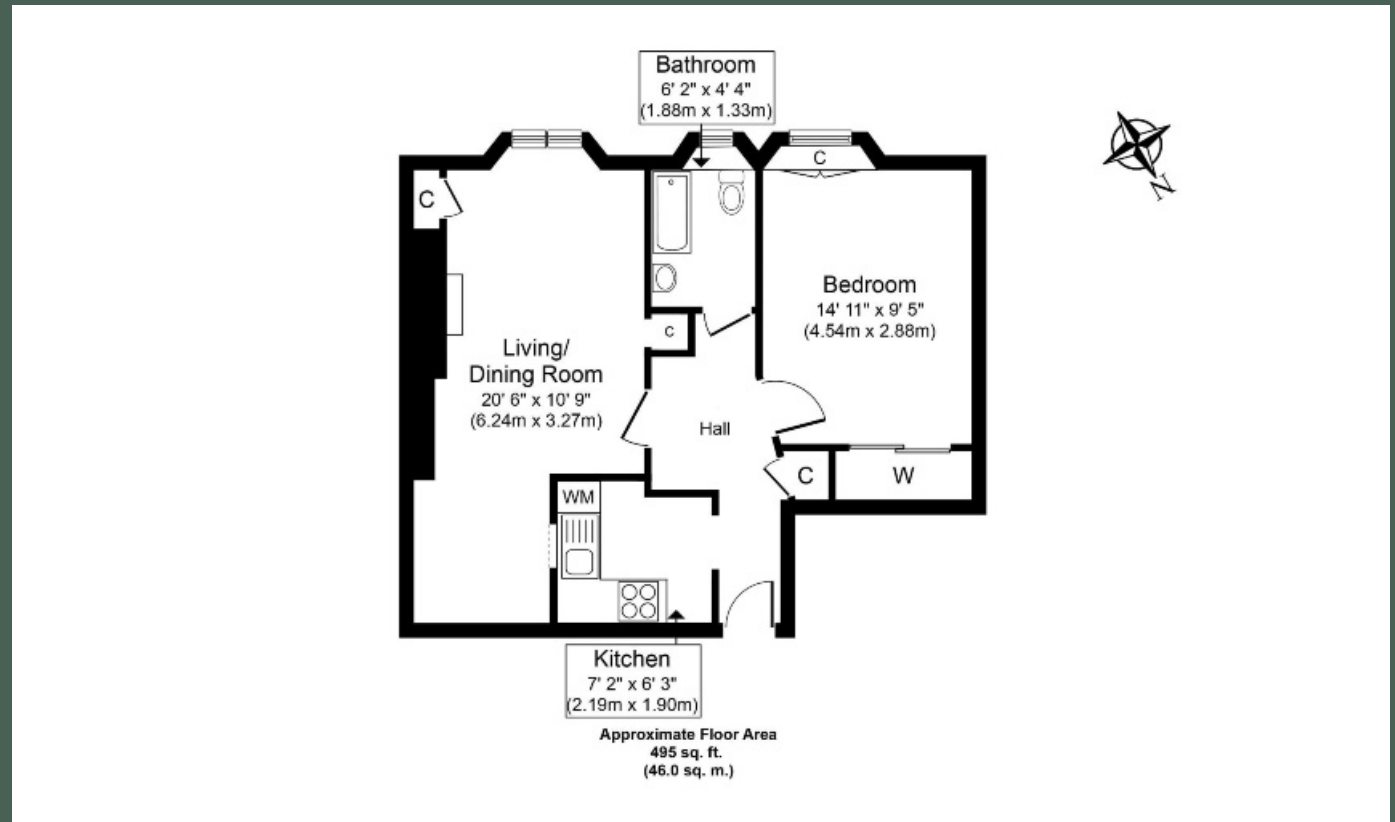
# CURRAN & CO PROPERTY

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### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.