

# 182

**182/5 SLATEFORD ROAD  
CRAIGLOCKHART  
EDINBURGH  
EH14 1LR**

This stylish first floor apartment with private parking forms part of a quality modern development which is situated within Edinburgh's much sought after Craiglockhart district.

Shared security entrance, reception hallway, lounge/dining room with study area, private balcony, fully fitted kitchen, two double bedrooms, master en-suite shower room and bathroom. Private covered parking space.

**Russel+Aitken**  
solicitors and estate agents







## SITUATION

The subjects are located in the popular Craiglockhart district of Edinburgh, which lies to the south of the City Centre; the development itself is situated at the western end of Slateford Road, close to its junction with Craiglockhart Avenue, with the Union Canal to the rear. There is a range of shops in the vicinity to cater for everyday needs, with an Asda superstore just a brief stroll away as is the newly opened Edinburgh West Retail Park. The Gyle shopping complex and the City Centre are just a short journey away by bus or by car. Leisure wise the choice is excellent and includes a selection of bars and restaurants, in addition to a number of clubs and organisations which cater for adults and children alike. Further facilities can be found at the impressive Fountain Leisure Park. Schooling is well represented from nursery to senior level, with Napier University on hand for the more mature student. The City by-pass is also within easy reach, ensuring swift access to Edinburgh Airport, the main motorway network and other outlying districts. For those seeking an alternative method of transport there is a railway link available at Slateford.

## GENERAL DESCRIPTION

This stylish first floor apartment with private parking forms part of a quality modern development which is situated within Edinburgh's much sought after Craiglockhart district. The bright spacious accommodation has an internal layout comprising - reception hall with storage cupboards off and providing access to most rooms; great sized lounge/dining room with study area off, windows and door overlook gardens and lead out onto the private enclosed balcony; fully fitted kitchen displaying modern units with integrated appliances; both front facing double bedrooms feature built-in wardrobes; bedroom one has the added advantage of an en-suite shower room with window to the side; principal bathroom displaying a white three piece suite. The property's specification includes gas central heating and is fully double glazed. The apartment is set within landscaped communal grounds, comprising a number of areas of lawn and borders. The property comes with its own private allocated covered parking bay.







## ACCOMMODATION

(All sizes approximate and at widest point)

### LOUNGE / DINING ROOM / STUDY

22'5" x 19'5" 6.84m x 5.93m

KITCHEN 11'10" x 7'3" 3.62m x 2.21m

BEDROOM 1 15'6" x 9'1" 4.73m x 2.77m

BEDROOM 2 12'2" x 9'11" 3.72m x 3.02m

EN-SUITE 6'9" x 5'2" 2.06m x 1.58m

BATHROOM 7'0" x 5'6" 2.14m x 1.68m

## ENTRY

By Arrangement.

## PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 2020600 or visit [www.espc.com](http://www.espc.com)

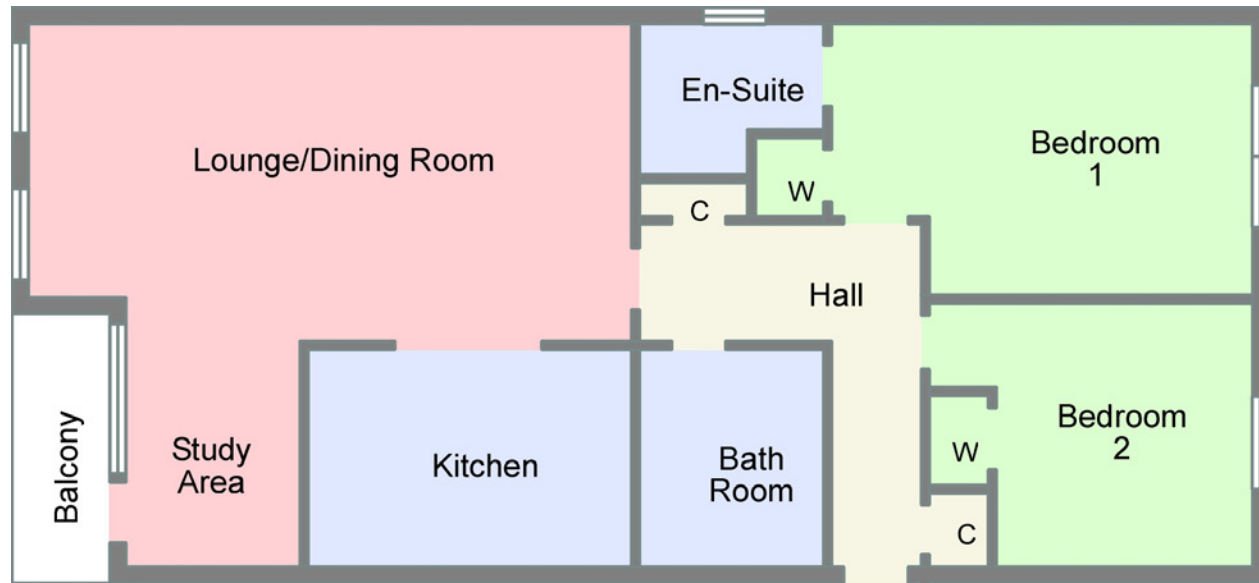
## ENERGY EFFICIENCY RATING: C

## NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.







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Schematic Diagram only - Not to scale

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