



RE/MAX PROPERTY



5/9 Appin Street, Edinburgh, EH14 1PN



Fabulously Large, 2 Bedroom Flat in Edinburgh Central Location

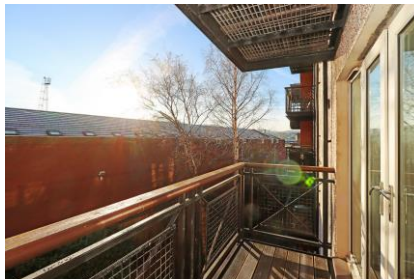
Janice Bennie, in collaboration with REMAX Property, presents this inviting flat featuring two well-proportioned bedrooms, designed to cater to the needs of working professionals or young families. Situated in a sought-after neighborhood, this residence offers easy access to an array of conveniences, including the local Chesser Retail Park boasting a diverse range of amenities and an Asda superstore. Upon entering through the main door, you will find an entrance hall leading to a spacious lounge, two generously sized double bedrooms, - one with en suite shower room and both have built-in wardrobes, a well-equipped fitted kitchen/breakfasting room, large lounge with French doors leading to the balcony and a large bathroom. The flat is equipped with efficient gas central heating and double-glazed windows, ensuring a comfortable living environment. Natural light floods the property, accentuating its welcoming ambiance. Allocated parking adds to the convenience of this charming property. 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. Its 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 are 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 approx £200 Then £60/£70 P.C.M

- **Well-proportioned 2 Bedroom Flat**
 - **Master Bedroom with En Suite**
 - **Large Lounge**
 - **Kitchen/Dining Area**
 - **Large Bathroom**
 - **Lots of Storage Space**



Entrance Hallway

14' 8" x 10' 3" (4.48m x 3.13m)

As you step inside, a warm and inviting entrance hallway welcomes you with contemporary decor, setting the tone for the entire residence. The carpeted flooring extends throughout, leading to a double storage cupboard and providing access to the living areas, family bathroom, Kitchen/diner and two generously sized bedrooms.

Lounge

14' 0" x 12' 5" (4.26m x 3.78m)

The expansive Lounge features freshly decorated walls and carpeted flooring, creating a bright and modern ambiance. Abundant natural light streams in through a large window and French doors at the rear, complemented by the glow of a ceiling light. The French doors open to a spacious balcony, while the room is equipped with power points, a smoke detector, and a radiator for added comfort.

Kitchen/Diner

17' 8" x 8' 11" (5.39m x 2.71m)

The exceptionally well-appointed, wood effect kitchen comes with an outstanding selection of wall and base units complimented by a contrasting worktop. This is all neatly integrated with an impressive range of appliances including gas hob, stainless steel extractor with a complimenting electric oven. This is a very impressive, grand room with a large window overlooking the rear of the property which is the ideal location for a dining table. The kitchen leads through from the Lounge via large double doors. There is also a wall mounted radiator, vinyl flooring, numerous power points with lighting provided by a centre light.

Family Bathroom

7' 1" x 6' 9" (2.16m x 2.07m)

Completing the accommodation is the three-piece family bathroom, which is immaculately presented in neutral tones and features vinyl flooring and partially tiled walls, a bathtub and overhead mains operated handheld shower, wash basin, and WC set into a chic vanity unit. There is a central lighting, and an extractor fan.

Bedroom 1

10' 3" x 11' 0" (3.13m x 3.35m)

This generously proportioned room boasts neutral-toned walls and carpeted flooring. It features a spacious built-in double wardrobe, offering ample hanging and shelving space. Natural light streams in through the front-facing windows, supplemented by a ceiling light. For comfort and convenience, the room is equipped with a radiator and power outlets. The en suite is accessed from here.

En Suite

6' 4" x 7' 8" (1.92m x 2.33m)

Featuring a sleek white three-piece suite, this bathroom includes a shower cubicle with a wall-mounted shower, a back to wall toilet and sink set into a chic vanity unit set on a vinyl floor covering. There are walls with tiled and the floor is a wood effect laminate and part tiled walls. This room has a centre light and a wall mounted radiator.

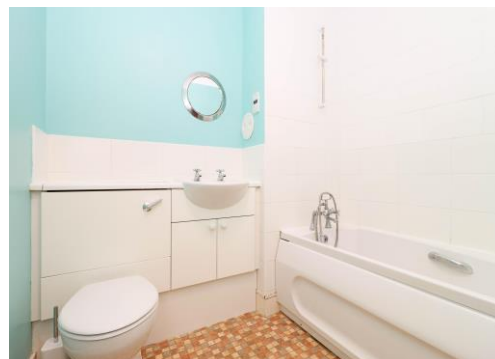
Bedroom 2

13' 0" x 10' 6" (3.96m x 3.2m)

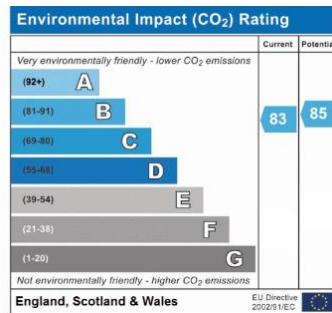
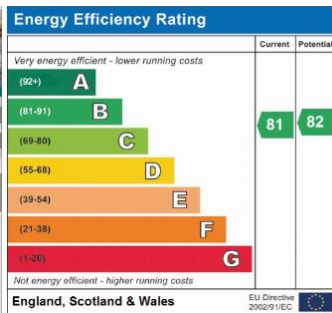
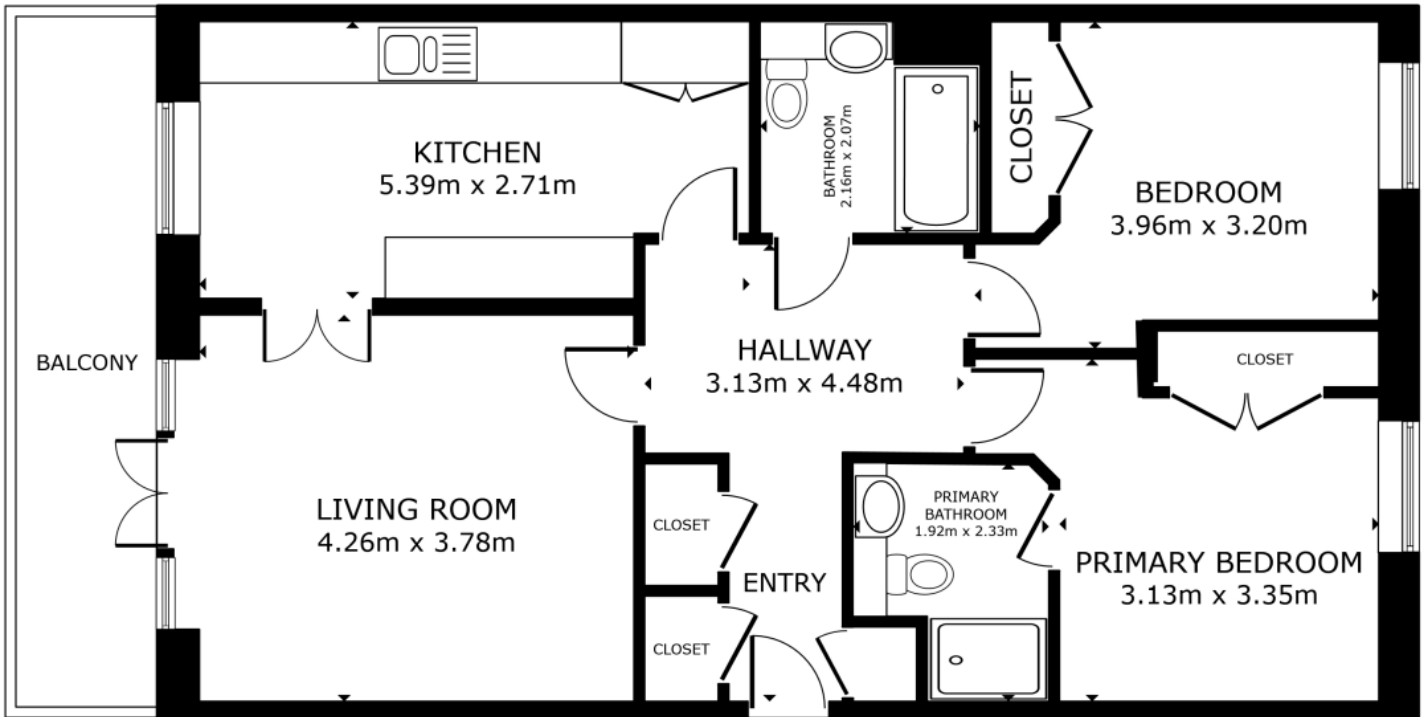
This charming room is adorned with neutral-toned walls and carpeted flooring. A front-facing window welcomes ample natural light, enhanced by an overhead ceiling light. Double integrated wardrobes offer generous hanging and shelving space. Additionally, this room is equipped with power points and a radiator for your convenience.

Exterior and Stairwell

The approach is through a communal front door and stairwell. Communal parking can be found to the front of the property.







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