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**2/6 APPIN STREET  
SLATEFORD  
EDINBURGH  
EH14 1PA**

This bright first floor apartment by Bryant Homes forms part of a popular modern development situated close to excellent local amenities and within easy reach of the city centre.

Secure entrance, passenger lift, reception hallway, lounge / dining room, enclosed balcony, breakfasting sized kitchen, two double bedrooms, master en-suite shower room and bathroom.

Gas central heating, double glazing, ample parking and shared garden grounds.





### GENERAL DESCRIPTION

This bright first floor apartment by Bryant Homes forms part of a popular modern development situated close to excellent local amenities and within easy reach of the city centre. The accommodation comprises – reception hall with storage cupboards; bright lounge / dining room with french doors to the property’s private enclosed balcony with southerly views towards the Pentland Hills; modern fully fitted breakfasting kitchen; two double bedrooms with built-in wardrobes; master en-suite shower room; white bathroom with shower. The property’s specification includes gas central heating and double glazing. Externally within landscaped garden grounds there are ample parking spaces.

### SITUATION

Situated in the Slateford area, the property is conveniently placed for a wide range of amenities which include a selection of local shops, banking and post office facilities, a 24-hour supermarket and Edinburgh West Retail Park. Recreational facilities are well catered-for by the Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, and numerous golf courses. Colinton Dell and the Water of Leith are within walking distance, and there is a frequent public transport network to the city centre and airport. The property is a short walk from Slateford station and only a 10 minute commute from Haymarket. Schooling is well-represented in the area, with Napier, Heriot-Watt, and Edinburgh universities all easily accessible.







## ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE / DINING ROOM	13'10" x 12'3"	4.23m x 3.74m
BREAKFASTING KITCHEN	17'6" x 8'9"	5.34m x 2.69m
BEDROOM 1	12'8" x 10'11"	3.88m x 3.34m
BEDROOM 2	12'8" x 10'2"	3.88m x 3.10m
EN-SUITE	7'6" x 6'2"	2.29m x 1.90m
BATHROOM	6'10" x 6'8"	2.09m x 2.05m

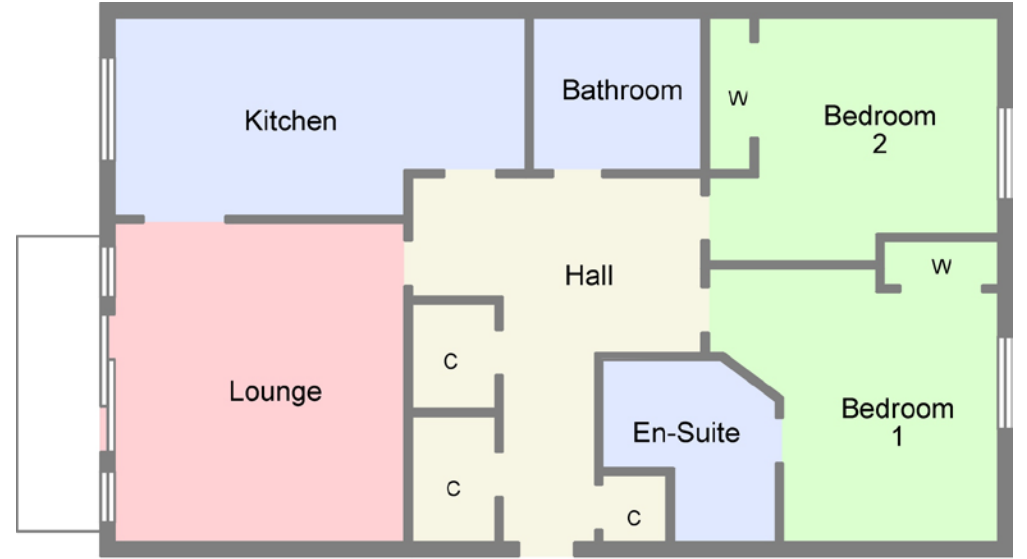
## ENTRY

By Arrangement.

## PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or [www.espc.com](http://www.espc.com)

## ENERGY EFFICIENCY RATING: C



Modern thinking for



#### 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.

**2-6 Appin Street**  
Schematic Diagram only - Not to scale

**Russel+Aitken**  
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