



FOR SALE



12/9 APPIN PLACE

EDINBURGH, EH14 1NJ

This is a large well-proportioned three-bedroom, third floor flat, forming part of a modern block.

All price and viewing details are available on our website www.acepm.co.uk



0131 229 4400
www.acepm.co.uk



DESCRIPTION

This is a large well-proportioned three-bedroom, third floor flat, forming part of a modern block. Located in the popular and convenient Slateford district of Edinburgh, the property is an ideal opportunity for a first-time buyer or buy-to-let investor.

Accessed off the common stair, the accommodation comprises: Entrance hall with storage cupboard; open plan sitting room/kitchen/breakfast-room with modern wall and base units and adequate work top area; utility room; master bedroom with fitted wardrobes and benefiting from an en-suite shower-room; double bedrooms with fitted wardrobes, also with an en-suite shower-room; a double bedroom with fitted wardrobes and a modern bathroom fitted with a three-piece suite.

Features include entry phone system, lift, gas central heating, modern double glazing, balconies to the front and rear of the property, and a resident's car park.





AREA

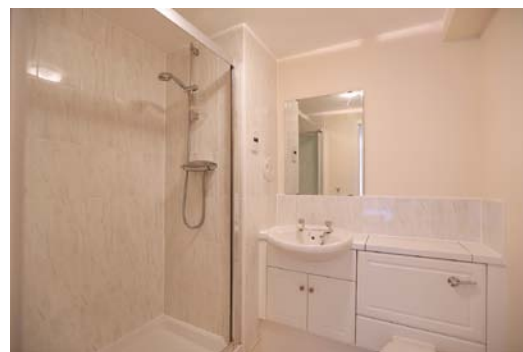
Located in the ever popular Slateford district of Edinburgh, and only approximately 2 miles to the west of Edinburgh's city centre, this property benefits from the full range of city centre amenities.

The immediate area is well served by an excellent selection of local shops as well as a good variety of the major supermarkets within walking distance. The Union Canal walkway and the open space of Harrison Park are nearby while further leisure facilities can be found at Craiglockhart Sports and Tennis Centre. The nearby Fountainpark Multicomplex where the facilities include, a Cineworld cinema, Nuffield Health gym, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants, bars and pubs.

The property is also well situated for the City's business and commerce centres at Lothian Road and Fountainbridge as well as Edinburgh College of Art, Edinburgh University, and Napier University.

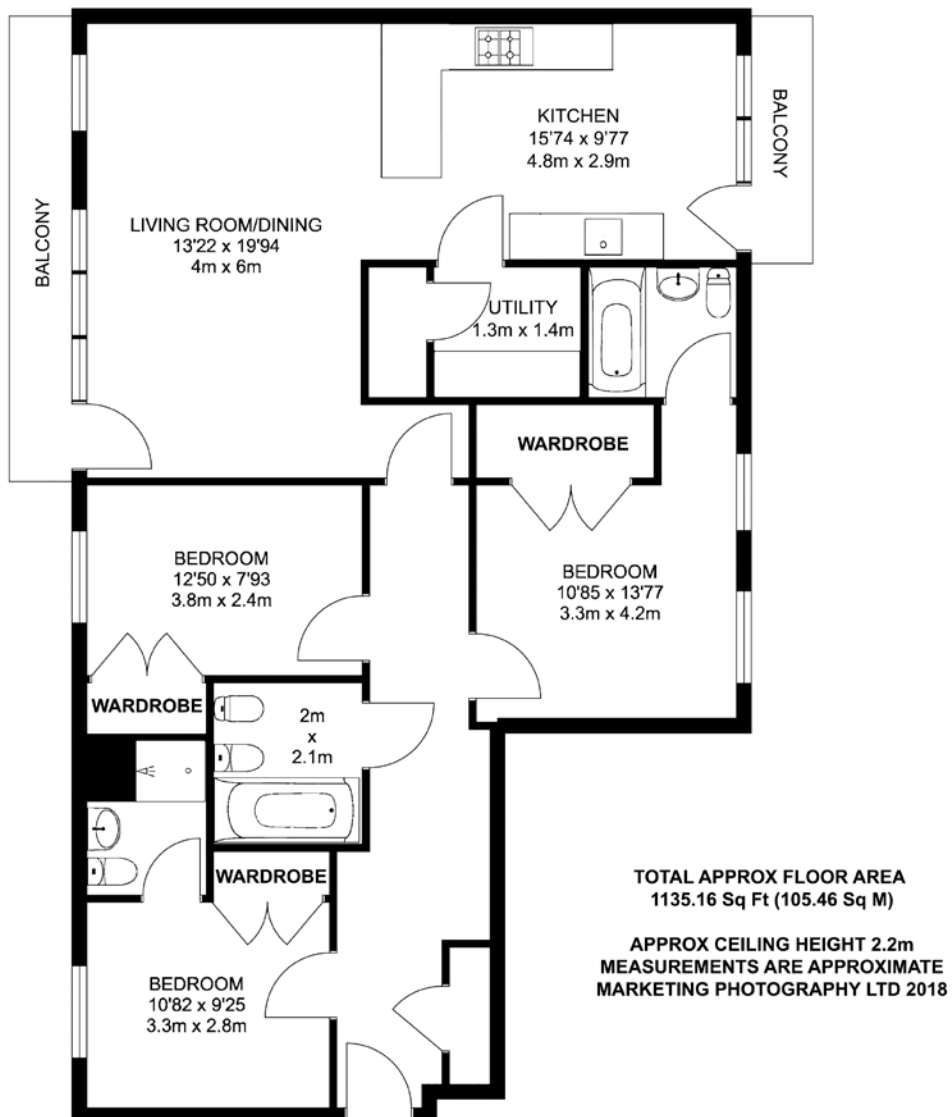
For the commuter, regular bus services take you to the City Centre and surrounding areas. For those traveling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Haymarket and Waverley railway stations are also nearby.

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12/9 Appin Place, Edinburgh



DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing
call **0131 229 4400** or email **sales@acepm.co.uk**