



**159/13 THE MALTINGS
SLATEFORD ROAD
EDINBURGH
EH14 1PB**

**FIXED PRICE
£175,000**



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

**ATTRACTIVE THREE
BEDROOM FLAT IN
STYLISH CONVERTED
FORMER MALTINGS
BUILDING**



VIEWING: By appointment only, telephone Agents 0131 524 3800 for an appointment.

Attractive second floor flat in striking development and in excellent decorative order offering spacious and contemporary accommodation. The flat is located in the popular Slateford residential area and is handily located for the city centre. Nearby amenities are excellent with many local shops and a flagship ASDA superstore a short walk away. Regular buses run to the city centre and the City Bypass is easily reached by car.

Leisure pursuits are well catered for and include the Fountain Park Leisure Centre with its multi-screen cinema, bars, restaurants and health club, Green's Leisure Centre at Chesser, Dalry Swim Centre and the Union Canal Walkway/Cycle Path. In addition there are several parks and golf courses in the vicinity.

The property benefits from double glazing and electric heating. Internally the property is in excellent decorative order.

Access to the flat is via a very well maintained common passage and stair with the added benefit of lift access. The property also has a security entrance system.

There is a secure parking space allocated to the property.

Detailed Accommodation:

Hall:

Entryphone handset. Double cupboard with storage space and housing water tank. Smoke alarm. Electric storage heater. Carpet.

Lounge/Diningroom: 4.61m x 4.42m [15'1" x 14'6"]:

Bright and spacious room with dual aspect to front and side. TV and telephone points. Space for dining table and chairs. Two electric storage heaters. Carpet.

Kitchen: 2.63m x 2.08m [8'7" x 6'10"]:

Modern fitted kitchen with matching wall and base units. Integrated electric hob and oven. Ample work surfaces with integrated stainless steel sink and drainer and tiled splashback. The washing machine and fridge are included in the sale. Extractor. Vinyl flooring.

Master Bedroom: 4.66m x 2.68m at max [15'4" x 8'10"]

Spacious double bedroom with window to side. Built in mirrored wardrobes provide hanging space and shelving. Electric wall heater. Carpet. Door to:

En Suite Bathroom:

Three piece suite comprising bath, wash hand basin with vanity unit and WC. Mirror. Shaver point. Extractor. Electric heater. Carpet.

Bedroom 2: 2.96m x 2.92m [9'9" x 9'7"]:

Second good sized double bedroom with window to front overlooking courtyard. Electric storage heater. Carpet.

Bedroom 3: 2.88 x 2.09m from wardrobe.

Third bedroom with window to side. Built in mirrored wardrobes provide hanging space and shelving. Electric heater. Carpet.

Family Bathroom:

Coloured three piece suite comprising bath with mixer shower above, wash hand basin with vanity unit and WC. Mirror. Shaver point. Extractor. Carpet.

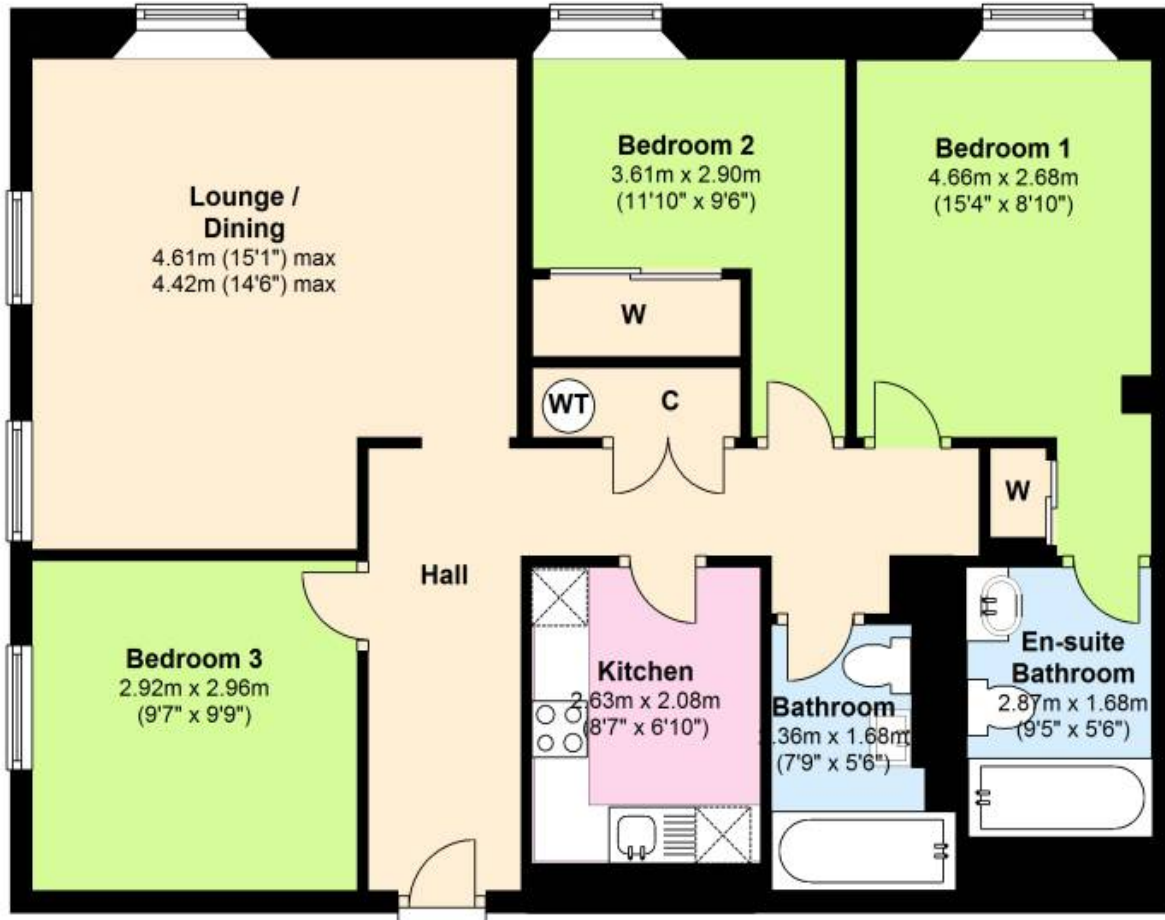
External:

The Maltings development benefits from an attractive and well maintained landscaped courtyard with an attractive variety of plants and shrubs. The flat benefits from a secure allocated parking space.



First Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



Photographs and floor plan by J Murdoch Photographic Co. Ltd. 07850 092123

Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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