



## 5/53 Slateford Road

Slateford, Edinburgh, EH11 1PR

*We sell homes, not just houses*





This one-bedroom third/top-floor flat (with an alternate layout for two bedrooms) forms part of a traditional tenement building, situated in the Slateford conservation area. It is brought to market with neutral interiors throughout, and it offers spacious accommodation with high ceilings and period features. The home further benefits from a large, well-appointed dining kitchen, a box room, and a three-piece bathroom.

Inside the flat, which is accessed via a secure telephone-entry system and a shared stairwell, you are greeted by a central hall leading to all accommodation. It flows left into the living room, where neutral decoration and a snug carpet create an inviting aesthetic. It has a spacious footprint ornamented by period cornicing and a delicate ceiling rose, and is fronted by a bay window that frames wonderful elevated views over Edinburgh's iconic skyline. In the dining kitchen, a generous selection of base and wall-mounted cabinets (in two different tones) provide fantastic storage, along with the sweeping L-shaped worktops. There is additional built-in storage, and plenty of room for a table and chairs. It even has a charming nook for a comfy sofa. A gas cooker, a fridge, a freezer, and a washing machine are also included.

Meanwhile, the double bedroom provides a generous footprint to accommodate an excellent choice of bedside furnishings. It continues the neutral décor, enhancing a light-filled ambience, and it is finished with varnished wooden floorboards that bring a welcomed splash of colour (as well practicality) to the space.

## Features

- A traditional third/top-floor flat
- In the Slateford conservation area
- Elevated views over Edinburgh
- Neutral interiors and period details
- Secure telephone-entry system
- Central hall to all accommodation
- Living room with bay window
- Large, well-appointed dining kitchen
- One spacious double bedroom
- Versatile box room for storage/study
- Bright 3pc bathroom with overhead shower
- Large communal rear garden
- Controlled permit parking (Zone S5)
- Gas central heating and double glazing
- EPC Rating - C





“Elevated views over Edinburgh,  
a living room with bay window and  
a large, well-appointed  
dining kitchen”







In addition, there is a versatile box room just off the living area and hall, which could be used for storage or as a study. If required, the living room could alternatively be used as a second bedroom and the current dining kitchen as an open-plan reception area – a layout that may suit buy-to-let investors and other buyers. Finishing the accommodation is a bright three-piece bathroom, fitted with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, residents have access to a large communal rear garden, which is laid to lawn and carefully maintained – perfect for relaxing in the sun with neighbours. Controlled permit parking (Zone S5) is also available to homeowners.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge, a freezer, and a washing machine to be included in the sale.

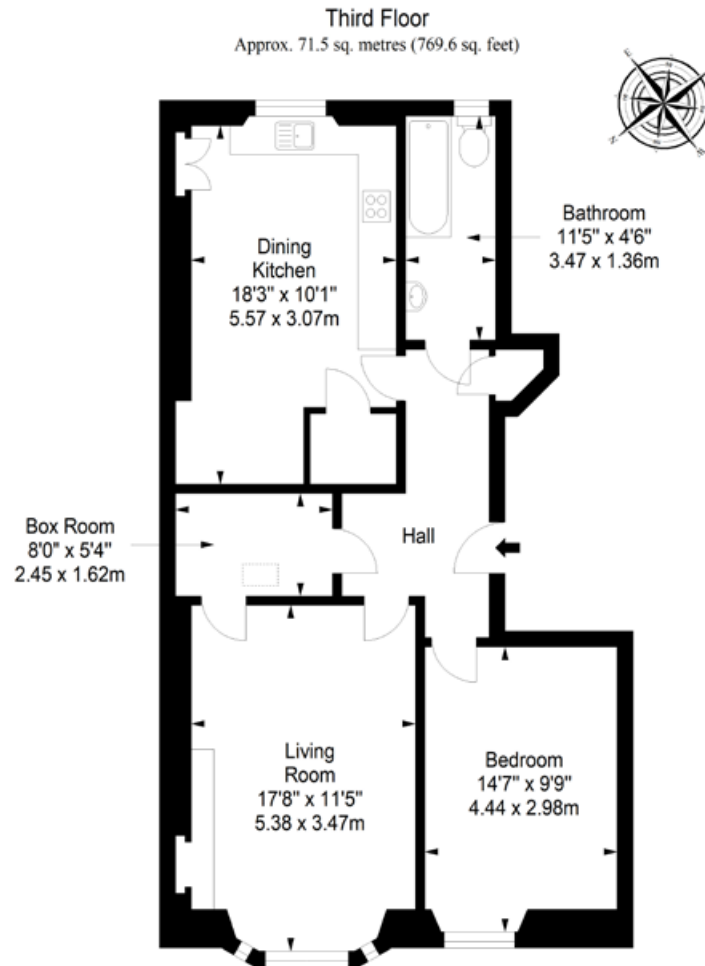
## Slateford, Edinburgh

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep as well, including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym, and a selection of family restaurants) and Meggetland Sports Complex, where you will find unrivalled team sports facilities, such as football, rugby, and cricket pitches, as well as a full-size Astroturf pitch. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling from the early years, to primary and secondary education. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway network.





# Floorplan



20-22 Torphichen Street, Edinburgh, EH3 8JB  
0131 337 7771  
[www.clancys-solicitors.co.uk](http://www.clancys-solicitors.co.uk)

rightmove OnTheMarket eSpC ZOOPLA



**DISCLAIMER**  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.