



10-1, Slateford Green, Edinburgh, EH14 1NE, Edinburgh, EH14 1NE, Slateford , Edinburgh West

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Closing Date: 27 May 2021 12:00An excellent opportunity has arisen to acquire a 50% share property within the car-free 'urban village' by the Dunedin Canmore Housing Association. This bright, and well-proportioned two-bedroom ground floor apartment is located in Slateford Green, an award-winning and eco-friendly development, situated to the west of Edinburgh city centre. It should be noted as the property is currently vacant, we have virtually staged some of the rooms to showcase how fabulous this property will look when the new owner moves in. The apartment is presented in excellent order throughout and briefly comprises; a welcoming entrance hallway, lounge/dining room with French doors to the rear garden, a modern fitted eco-friendly kitchen, two double bedrooms both with fitted wardrobes and contemporary bathroom. The apartment further benefits from double glazing, gas central heating, good storage facilities and a secure entry system. Externally there is a private garden to the rear in addition to well-maintained landscaped communal garden grounds with a decorative water feature with three cascading ponds. The remaining 50% of the flat is owned by Dunedin Canmore, to whom a monthly rent of £290 is payable. This includes the factoring charges.

Prospective purchasers should apply to Dunedin Canmore and applications are available upon request. Click the below link to complete the Dunedin Canmore - Shared Ownership application form; https://www.dunedincanmore.org.uk/_data/assets/pdf_file/0027/94266/DC_FOR_M_Shared-Ownership_editable.pdf Location Slateford is a highly sought-after residential district lying to the south-west of the City Centre and located in close proximity to the West-End as well as Princes Street. In the immediate vicinity, there is a wide choice of shopping facilities and these can supply all daily requirements. Should more specialised shopping be required, the nearby areas of Morningside and indeed the City Centre can either be accessed by foot, cycling, car or public transport and here a greater range of facilities can be found. The Edinburgh City by-pass, which passes nearby and conveniently gives quick and easy access to the motorway systems of East, West and central Scotland. Therefore, the property may be of particular interest to anyone required to travel perhaps in connection with work. There is an excellent range of local schools within walking distance, both in the private and public sectors.

BASE INFORMATION:

Rooms	: 1
Bed	: 2