



GILSON GRAY

LAW • PROPERTY • FINANCE

84B SLATEFORD ROAD

Shandon, Edinburgh, EH11 1QU



Forming part of a prominent, B-listed Victorian building in the city's Shandon area, this three-bedroom duplex flat is arranged over the ground and lower-ground floors and offers wonderfully light and airy accommodation, with high ceilinged rooms and a blend of modern interiors and beautiful period features. The flat and its location, within enviable easy reach of amenities including shops, schools, transport links, cafés, restaurants, and bars, and scenic open spaces, are sure to appeal to a wide demographic.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, and microwave will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Ground and lower-ground floor flat within a B-listed Victorian building in Shandon
- Secure shared entrance
- Exceptionally bright and spacious reception hall and dining area
- Impressive, southeast-facing living room
- Contemporary breakfasting kitchen with utility room
- Principal bedroom with en-suite shower room
- One further double bedroom
- One single bedroom/study
- Additional shower room
- Private residents' parking with two allocated spaces
- Two private cellars for storage







"THIS VICTORIAN B-LISTED
FLAT STRIKES THE PERFECT
BLEND OF CONTEMPORARY
STYLING AND PERIOD
CHARM."





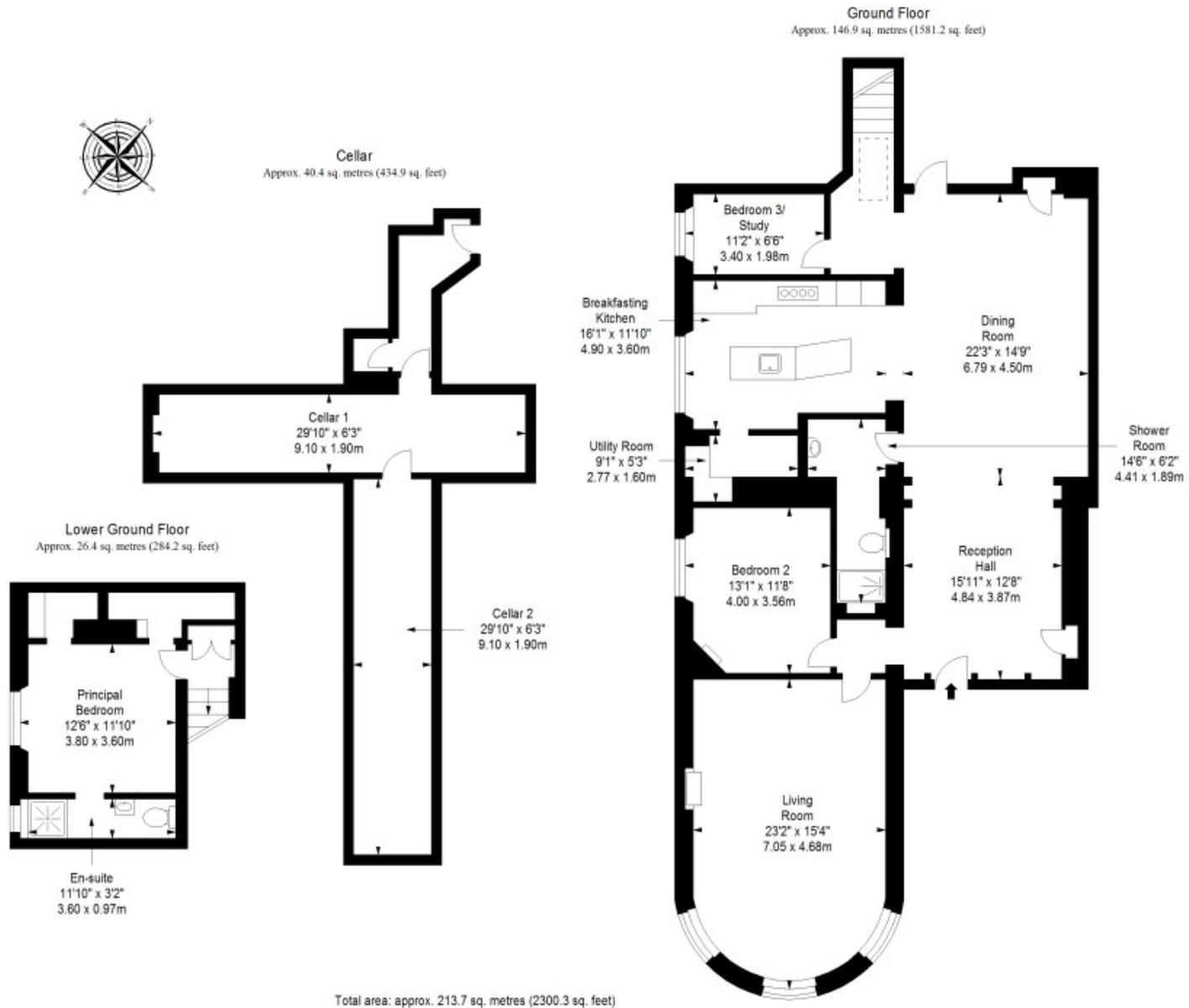
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

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BORDERS

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