

**18 Moat Street
Slateford, EH14 1PL
Fixed Price £215,000**

- Spacious living/dining room with wood surround fireplace
- Smart part tiled kitchen with appliances included
- Two double bedrooms with built in storage
- Fully tiled bathroom with three piece sweet and electric shower
- Large hallway with three built in storage cupboards
- Gas central Heating and Double Glazing
- Private front and Communal Garden
- Free on street parking



Main door Flat

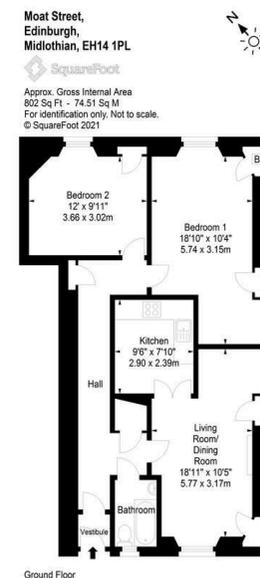
A beautifully presented Main door flat in a popular area close to excellent amenities. The property is in great condition throughout and would make an ideal starter home or buy to let investment.

The accommodation consists of a large hallway with Vestibule and several cupboards for storage space. There is laminate flooring throughout the flat which runs into the living/dining room which has a lovely wooden gas fire place and plenty of useful storage with 2 built in cupboards, it then runs into a neat kitchen which has been fitted with a range of floor and wall mounted storage units, electric stove and oven along with other appliances. To the rear of the flat there is an excellent sized double bedroom which includes built in storage and a large master bathroom with even more additional storage space with a further 2 built in cupboards. Finally there is a tidy partially tiled bathroom with a three-piece suite and electric shower. The property is double glazed throughout and has gas central heating to provide optimum efficiency and comfort all year round. There is a fantastic well-maintained communal garden which is a great sun trap due to being west facing along with a private front. The property also has free on-street parking.

Moat Street is to the west of the city center and comes with an abundance of great shopping facilities in the area including a Lidl and Aldi, 24hr ASDA, Sainsbury's and the Edinburgh West Retail Park. Recreational facilities within handy walking distance include the Corn Exchange Village, Pure gym and Nuffield Health for fitness enthusiasts and Fountain Park Leisure Complex which has a vast range of restaurants and entertainment options such as a Cinema and Bowling Alley. There are beautiful walks in the area along the Union Canal and Water of Leith Walkway. For those working in town it can be easily accessed via a frequent bus or train service from Slateford Station which also gives great access to Glasgow. The bypass is a short drive away and leads to the M8/9/90 motorway network and along with the airport for commuters.

Council Tax Band C

Viewing by appointment phone 0131 337 1800



Property Centre:
1 Harrison Gardens
Edinburgh EH11 1SJ
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



espc

Zoopla.co.uk

OnTheMarket

BlairCadell
solicitors + estate agents