





Welcome

Welcome to Moat Street, this charming and well-presented one-bedroom third-floor tenement which offers a blend of traditional charm and modern convenience, forming part of a tenement building with secure entry system. The property is ideally located in the popular area of Slateford, close to an abundance of local amenities, leisure facilities and swift transport links. this property is ideal for first-time buyers, professionals, or investors. Presented to the market in excellent condition throughout, we would recommend an early viewing

- Hallway with a useful utility cupboard along with a shelved press.
- Living and dining room with kitchen off.
- Fully fitted kitchen, all white goods included.
- Double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Rear communal garden.
- Residents permit parking





Slateford

Moat Street is located in Slateford which is on the southwest side of the city centre which can be easily accessed via a frequent public transport service, there is also a train station in Slateford serving Livingston and Glasgow Central. The bypass is a short drive away and leads to the central belt motorway network and the International Airport. Shopping facilities include the recently opened Edinburgh West Retail Park, a Sainsbury's superstore, Lidl, Aldi and a 24hr ASDA. Recreational facilities include the Corn Exchange Village, a couple of gyms such as Nuffield Health and Pure Gym, walks along the Union Canal and Water of Leith Walkway and a number of popular bars and restaurants all within easy access.

Extras

The integrated kitchen appliances, washing machine, curtains, blinds and fitted floor coverings are included.



Get in touch

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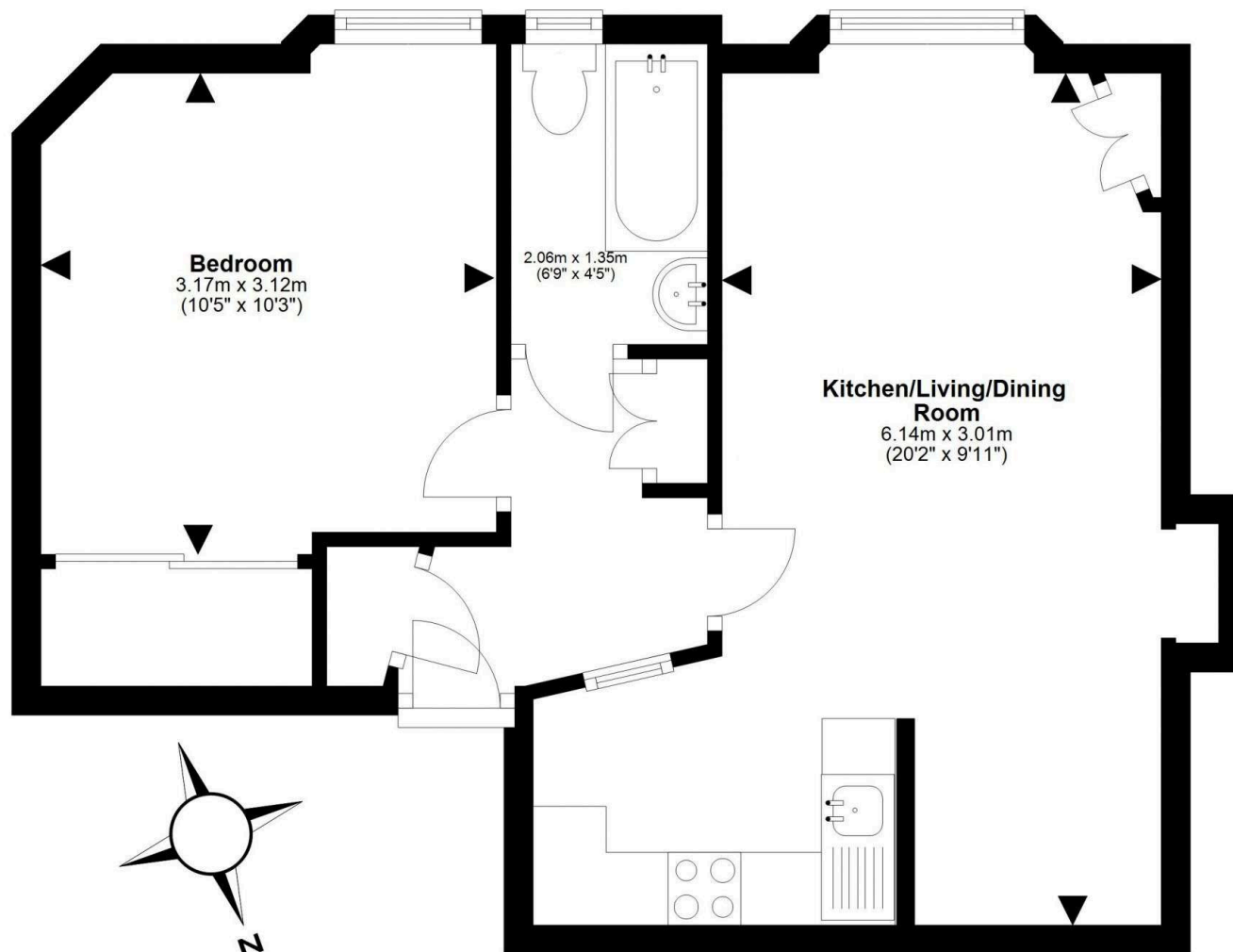
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.