



30/1, Moat Terrace, Edinburgh, EH14 1PS

Light & Tastefully Presented, One-Bedroom, Ground-Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Slateford area, west of Edinburgh city centre.

Comprises an entrance hallway, a living/dining and kitchen room, a double bedroom, and a bathroom.

An exciting starter home, featuring a private patio garden to the front, and a fully upgraded interior.

Features include a stylish integrated kitchen with a separate utility cupboard, a contemporary bathroom, modern flooring and lighting. In addition, there are tall ceilings, double glazing, gas central heating, wooden doors and period comicework.

The main entrance is quietly shared with only one other property, and there is also access to a well-maintained shared sun-trapped garden to the rear.

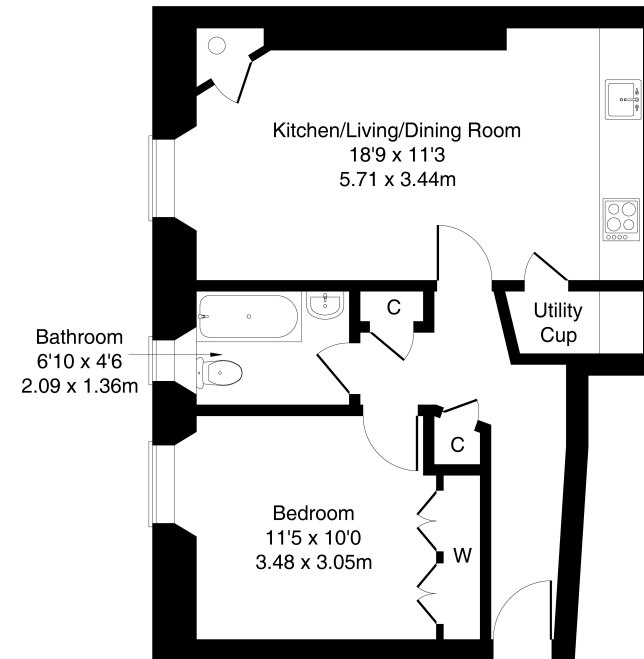
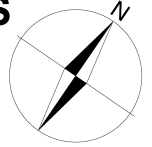
The welcoming entrance hall provides access to all rooms throughout the property and benefits from two useful built-in storage cupboards, offering practical everyday convenience. The bright and inviting living area is beautifully presented with wood-effect flooring, a central light fitting, a modern column radiator and a wall-mounted TV point inside a fitted media wall. Offering an excellent sense of space, there is ample room for both comfortable lounge furnishings and a dining setup, creating a versatile space ideal for relaxing or entertaining. The kitchen area continues with wood-effect flooring and is finished to a high standard, featuring spotlighting, a solid quartz worktop and splashback and a built-in utility cupboard. Integrated appliances include a fridge/freezer, washing machine, dishwasher, wine cooler, Samsung double ovens and induction hob.

The well-proportioned bedroom is tastefully presented with wood-effect flooring, a central light fitting, a wall-mounted TV point, an attractive fireplace and a built-in wardrobe with an inbuilt vanity space with a quartz top and drawer. Offering a calm and comfortable retreat, there is plenty of space for additional bedroom furnishings while maintaining a bright and airy feel. Completing the property, the stylish three-piece modern fitted bathroom features tiled flooring, spotlighting, a tiled splashback surround, a rainfall showerhead over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (506 sq ft - 47 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Slateford is a well-established suburb to the west of Edinburgh city centre, offering a wide range of amenities including local shops, banks, a post office, Lidl, Marks & Spencer, and nearby Sainsbury's stores at Gorgie and Longstone. The area also benefits from a 24-hour ASDA supermarket and the Edinburgh West Retail Park at Chesser. Leisure options are plentiful, with facilities such as Nuffield Health Club, Lift Gyms, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, and Pure Gym, alongside numerous golf courses and open spaces like Colinton Dell and the

Water of Leith for walking. Slateford enjoys excellent access to Edinburgh Napier University, Heriot-Watt University, and the University of Edinburgh. Regular bus services operate from the A70 and A71, while Slateford railway station provides convenient rail links into the city centre, making it ideal for commuting to both the West End and city centre, with direct rail connections into Glasgow from Slateford station.





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