



4/6, Moat Terrace, Edinburgh, EH14 1PR

Light & Tastefully Presented, Southerly-West Facing, One-Bedroom Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] Zoopla
find your happy

Property Description

Light and tastefully presented, southerly-west facing, one-bedroom, second-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 hall, an open-plan living/dining room and kitchen, a double bedroom, and a shower room.

Highlights include a modern fitted kitchen and bathroom, electric heating, double glazing, and non-overlooked views. Additionally, the flat features tall ceilings, a stylish integrated gas fireplace for the lounge, and good storage.

There is a secured entry system, a highly maintained and secluded shared garden to the rear, and zoned parking to the front.

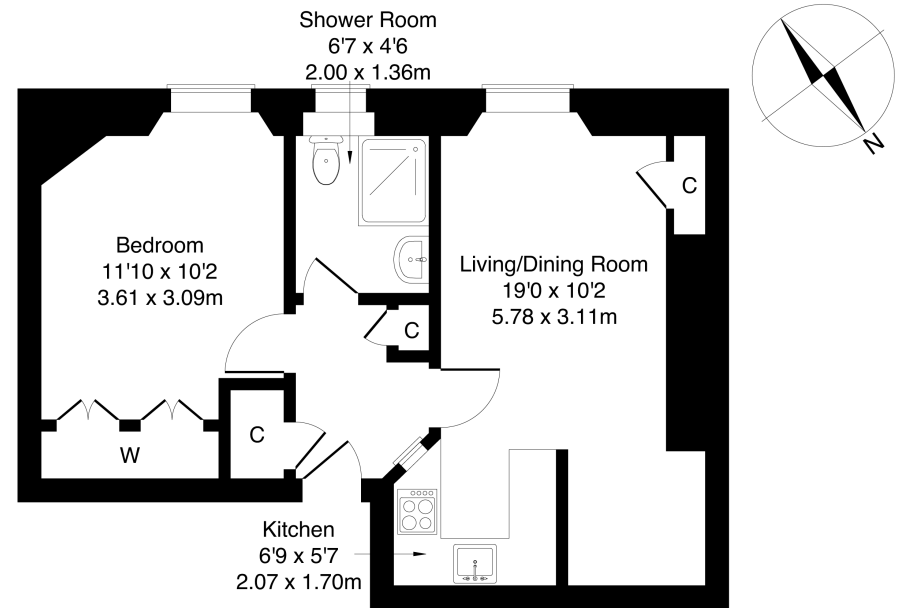
A welcoming entrance hall provides access throughout the property and benefits from two useful storage cupboards. The bright and spacious open-plan living, dining and kitchen area is finished in light, neutral decor, with carpeted flooring in the lounge, a built-in storage cupboard and an attractive fireplace creating a comfortable focal point. The kitchen is fitted with a range of wall and base units, easy-maintenance flooring, a sink with drainer, an integrated oven and gas hob, and includes a freestanding washing machine.

A good-sized double bedroom continues the light decor and carpeted flooring, offering a full-height fitted wardrobe and ample space for additional freestanding furniture. Completing the accommodation, the shower room is fitted with a modern suite including an electric shower, tiled splash walls, and a ladder-style radiator.



4/6 Moat Terrace, Edinburgh, EH14 1PR

Approximate Gross Internal Area: (463 sq ft - 43 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, 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 Napier, Heriot-Watt, and Edinburgh universities. Regular bus services operate from the A70 and A71, while Slateford railway station provides convenient rail links into the city centre.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.