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16/10, Moat Street, Edinburgh, , EH14 1PL

Beautifully Presented One-Bedroom, Top-Floor (3rd) Flat

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Property Description

Beautifully presented one-bedroom, top-floor (3rd) 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, a living/dining room and kitchen, a double bedroom, and a bathroom.

Freshly prepared with contemporary decor, an ideal starter home, buy-to-let opportunity, or residence for professionals requiring quick access to the city. Highlights include a fitted kitchen with appliances and real-wood worktops, a bright modern bathroom, and quality hardwood flooring.

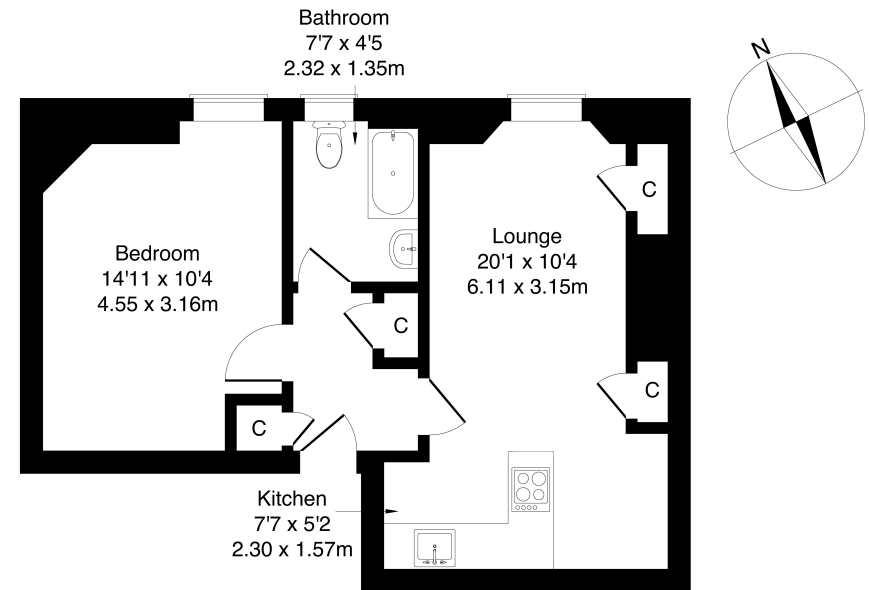
In addition, there is double glazing, gas central heating, generously proportioned rooms, tall ceilings, and pleasant open views. There is a large skylight cupola for the well-kept communal stair, a secure entry system, a maintained shared garden, and ample zoned parking at the front.

Upon entering the property, the entrance leads into the open-plan living room and kitchen, featuring solid oak hardwood flooring throughout and benefiting from large windows that allow plenty of natural light to fill the space. The kitchen is finished with solid oak hardwood worktops and a tiled splashback, along with a stainless-steel sink and drainer, integrated oven and electric hob with canopy above, as well as additional space for a further appliance.

The bedroom has been finished with carpeted flooring, creating a warm and comfortable environment. Completing the property is the modern bathroom, which comprises a three-piece suite with a shower over the bath.



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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.





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