



10/8 MOAT STREET

Slateford, Edinburgh, EH14 1PL



1

Public Room



1

Bedroom



1

Bathroom

10/8 MOAT STREET

Enjoying a convenient position in Slateford, the flat offers easy access to Edinburgh city centre alongside a wide choice of local amenities. Nearby shops, supermarkets, cafés and leisure facilities cater to everyday needs, while frequent bus services and Slateford railway station provide convenient connections across the city and beyond. The area's proximity to the Union Canal and Harrison Park also offers appealing opportunities for walking and outdoor recreation. These features make the flat an attractive prospect for first-time buyers, professionals, couples and buy-to-let investors. Set within a traditional Edwardian tenement, this flat offers a bright, practical layout comprising a living and dining area, fitted kitchen, double bedroom and bathroom, plus a communal garden and permit on-street parking. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Traditional second-floor flat in popular Slateford
- Part of an Edwardian tenement
- Shared entry and communal stairwell
- Central hall with storage
- Sunny living room open to a seated dining area
- Modern kitchen
- Double bedroom with built-in mirrored wardrobe
- Bathroom with overhead shower
- Lawned communal garden grounds
- Permit on-street parking





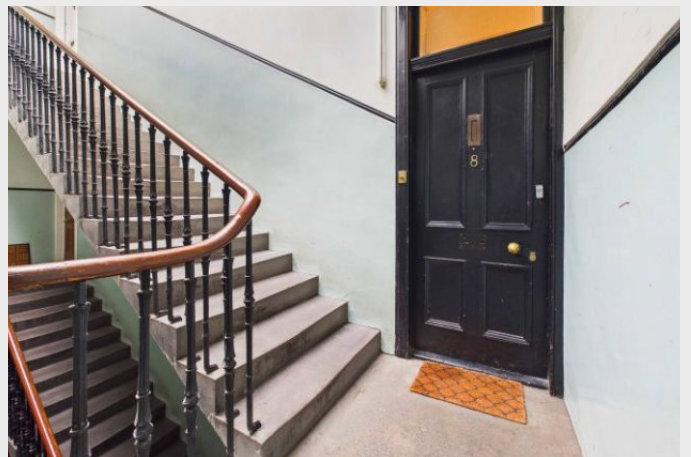


THE BEDROOMS
& BATHROOMS



SLATEFORD, EDINBURGH

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep as well, including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym, and a selection of family restaurants) and Meggetland Sports Complex, where you will find unrivalled team sports facilities, such as football, rugby, and cricket pitches, as well as a full-size AstroTurf pitch. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling from the early years, to primary and secondary education. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway network.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

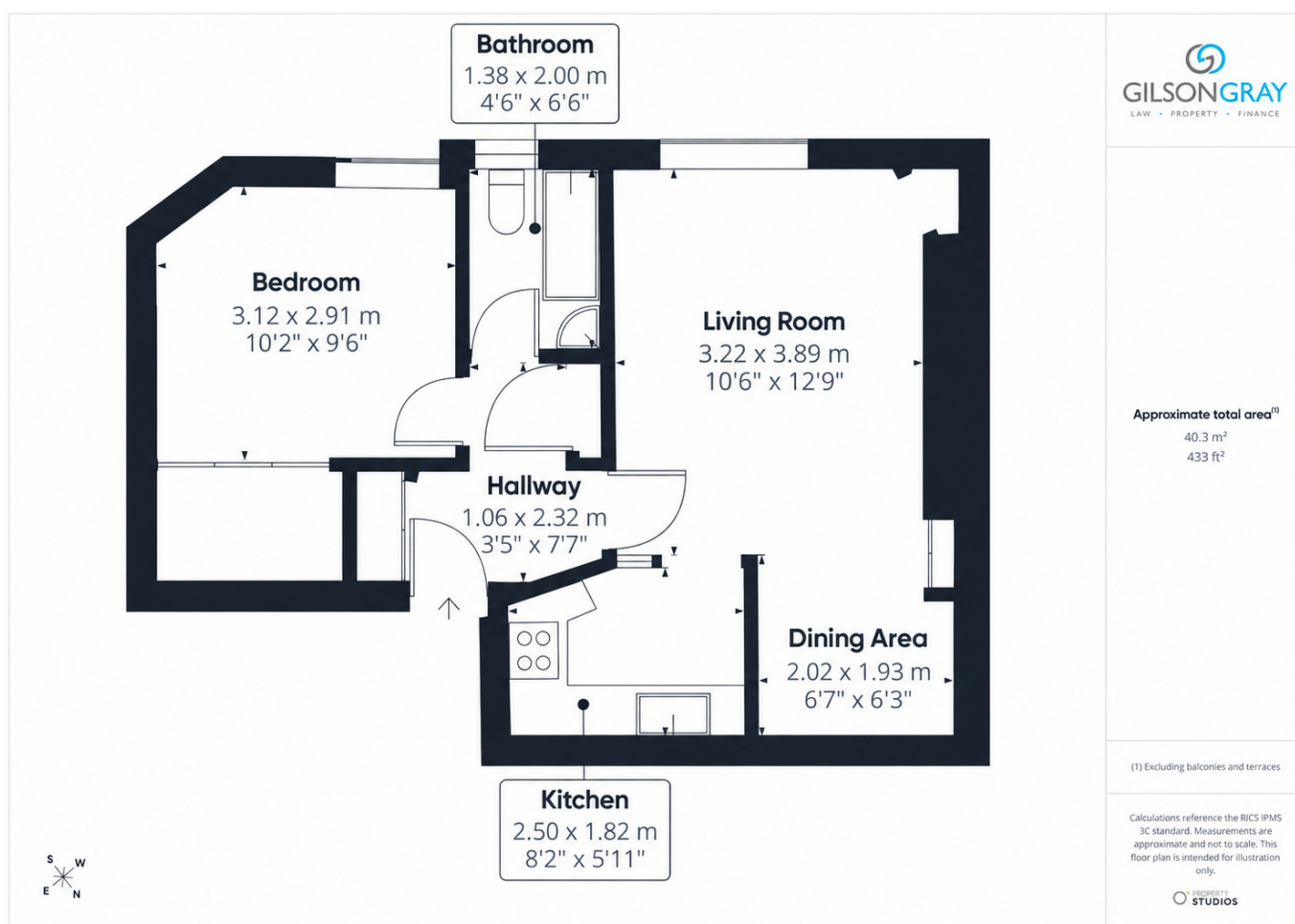
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