

OFFERS OVER £180,000

4/2 Moat Drive
Edinburgh, EH14 1NR

drummondmiller
Solicitors & Estate Agents



- Well-Proportioned Two-Bedroom Ground Floor Flat in Popular Slateford Location
- Two double bedrooms with one with a fitted wardrobe
- Fitted kitchen with wall and base units, tiled splashbacks and appliances.
- Quietly positioned within the popular Slateford district
- Secure entry system and welcoming entrance hallway with useful storage
- Epc C

Description

Drummond Miller is delighted to present this well-proportioned two-bedroom ground floor flat, quietly positioned within a residential development.

The property is accessed via a secure entry system and opens into a welcoming entrance hallway with useful storage.

The light and airy reception room provides a comfortable living space, while the fitted kitchen features a good range of wall and base units, tiled splashbacks and appliances.

There are two well-proportioned double bedrooms. one bedroom benefiting from fitted wardrobes. Completing the accommodation is a modern shower room fitted with a mains shower.

Externally, the property benefits from a low-maintenance private garden area featuring decking and a useful storage shed, with additional access to a shared rear garden.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from a low-maintenance private front garden featuring decking and a useful storage shed, with access to a shared rear garden providing additional outdoor space.

Parking in the surrounding area is catered for by residents' permit parking, disabled bays and pay-and-display bays.

Location

The property is situated in the popular Slateford district of Edinburgh, offering convenient access to a range of local amenities, transport links and recreational facilities.

Nearby shopping options cater for everyday needs, while further amenities can be found in the surrounding areas of Slateford and Gorgie. The location provides access to public transport services connecting residents with Edinburgh city centre and other parts of the city, making it a practical base for commuting and travelling around the capital. For those who enjoy outdoor activities, there are nearby green spaces and recreational opportunities to explore. The area also benefits from access to major road links, providing convenient routes in and out of Edinburgh.

With its combination of local amenities, transport connections and outdoor space, Slateford is a well-established residential area suited to a range of buyers, including first-time purchasers, couples and buy-to-let investors.

Council Tax and EPC

Council Tax band C and has a C-rated Energy Performance Certificate.

Home Report

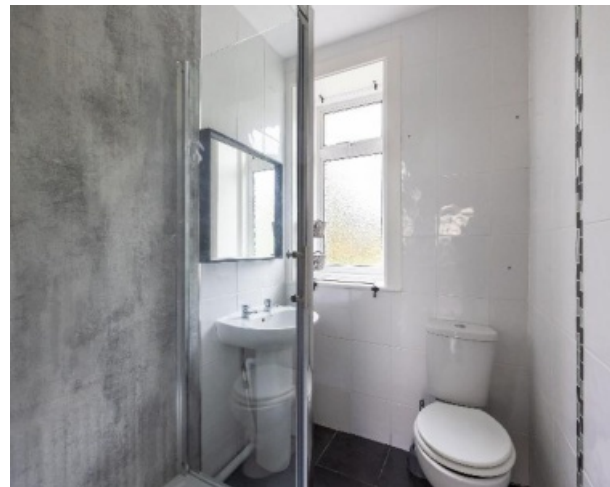
The property has been valued at £190,000 and a link to the Home Report is available from the ESPC website.

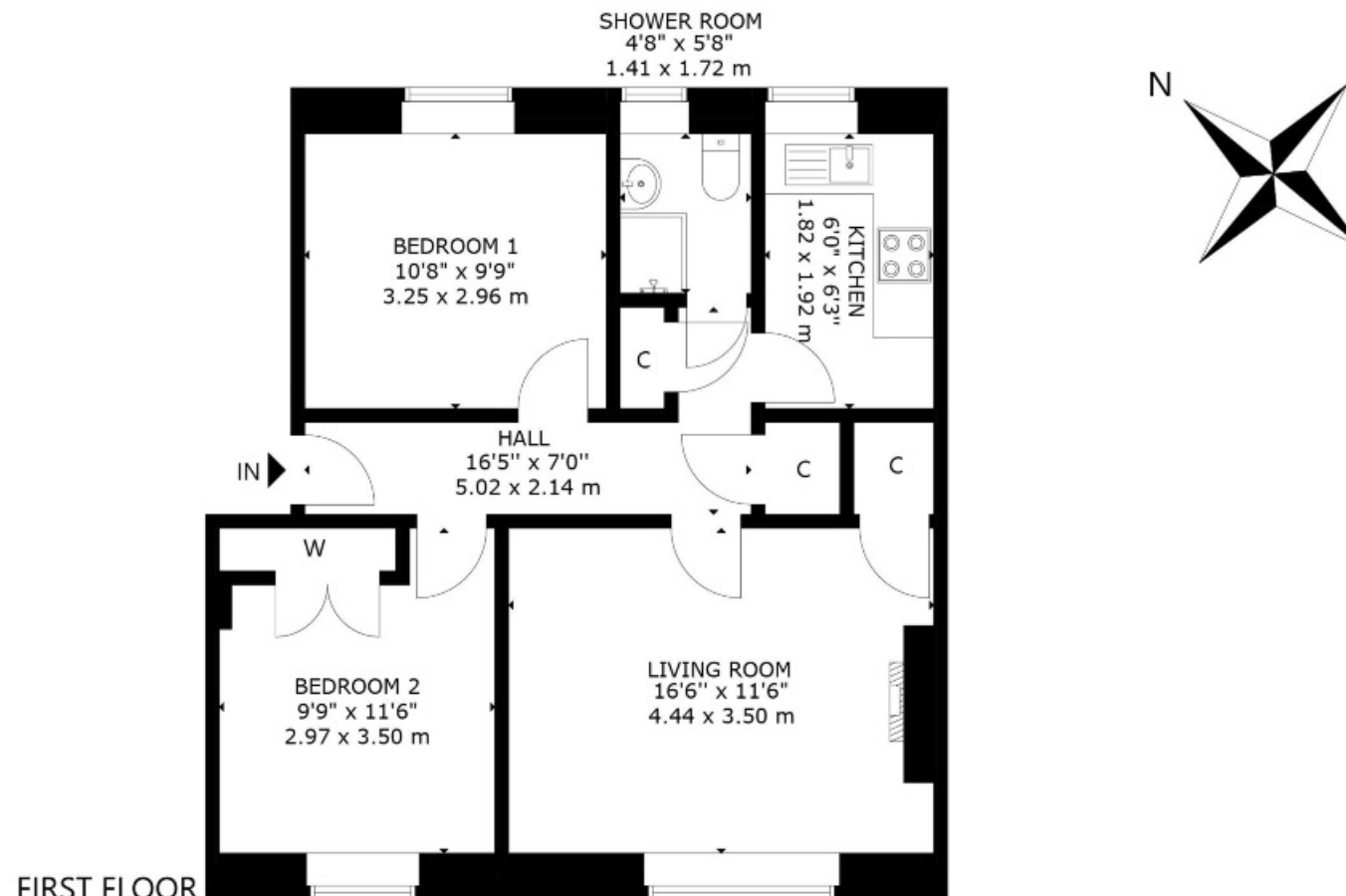
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All light fittings and white goods are included in the sale price.





4/2 MOAT DRIVE, EDINBURGH, EH14 1NR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 600 SQ FT / 56 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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email **property@drummondmiller.co.uk**
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