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24/1, Moat Terrace, Edinburgh, EH14 1PS

Attractive & Well-Presented, One-Bedroom, Ground Floor Flat with Private Patio Garden

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Property Description

Attractive and well-presented, this bright one-bedroom ground-floor flat offers comfortable, move-in-ready accommodation within a traditional stone-built tenement. Conveniently situated in the popular Slateford area, to the west of Edinburgh city centre.

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

Highlights include a modern fitted kitchen with appliances, high ceilings, double glazing, gas central heating, neutral décor, and good storage provision.

In addition, there is a private enclosed front garden, a secure entry system, a generous shared rear garden, and a mix of metered and permit parking (zone S6).

A spacious entrance hallway provides plenty of room for storing outerwear, with carpeted flooring and two built-in storage cupboards. A tastefully finished living room features an attractive fireplace surround, a dining area positioned to the rear, two pendant light fittings, a built-in corner press cupboard, and a further press cupboard with a glazed door.

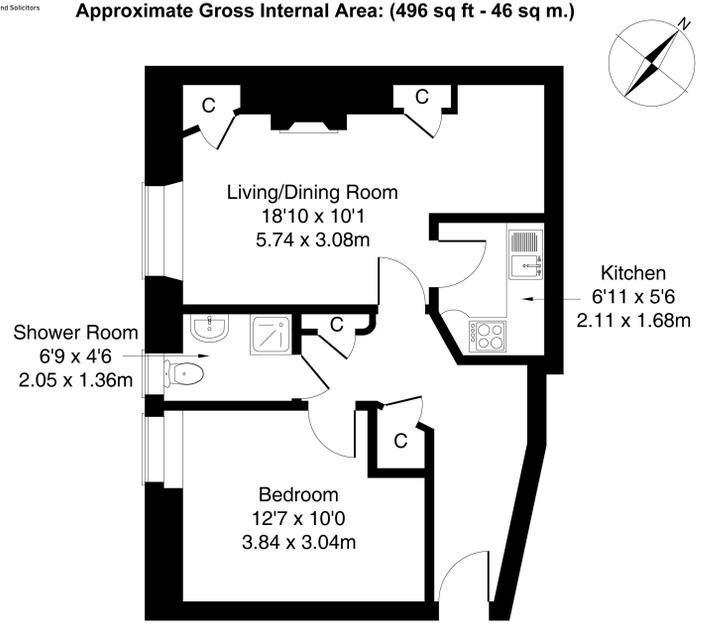
Accessed internally from the lounge, a stylish kitchen is fitted with modern units, wood-effect worktops, a sink and drainer, a tiled splashback, under-unit lighting, an integrated oven and gas hob, as well as a freestanding washing machine (with a 12-month parts & labour guarantee, and 10-year parts guarantee, beginning September 2026) and a fridge located in the hall cupboard.

The spacious double bedroom offers ample space for freestanding furniture, carpeted flooring, under-window storage, and a central light fitting. The freestanding wardrobe can be included in the sale. Completing the accommodation, the shower room comprises a two-piece suite, a corner shower cubicle with shower unit, and tiled splashback walls.

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24/1 Moat Terrace, EDINBURGH, EH14

Approximate Gross Internal Area: (496 sq ft - 46 sq m.)



Ground Floor

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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