

ELP Arbuthnott McClanachan
solicitors & estate agents

10/5 MOAT DRIVE

Slateford, Edinburgh, EH14 1NR

Beautifully presented

Two bedroom, top floor flat

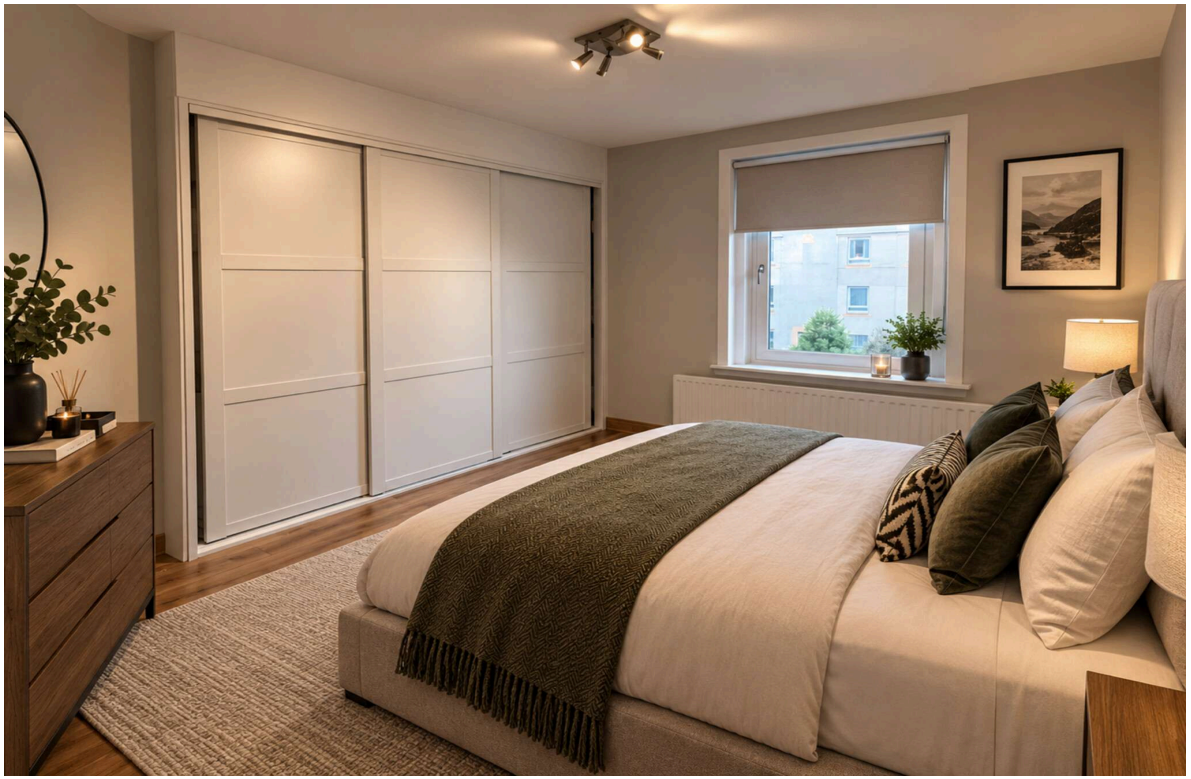
An excellent opportunity to acquire a beautifully presented, walk-in condition top floor flat in the popular Slateford area of Edinburgh. Offering bright, spacious accommodation, attractive modern fittings and excellent storage, this appealing property would make an ideal first-time purchase or an attractive ready-to-go buy-to-let investment. The property is accessed via a well-maintained communal entrance stair and opens into a welcoming hallway with useful storage facilities. The bright and spacious lounge is a particularly appealing feature, enjoying plenty of natural light from twin windows. The room also benefits from attractive shelving and a useful storage cupboard housing the washing machine and boiler. The modern fitted kitchen is finished to a lovely standard, with smart fitted units, a stylish range-style cooker with 5-burners, fridge and attractive tiling. A pleasant leafy outlook adds to the appeal of this bright and inviting space. There are two generous double bedrooms, both offering excellent proportions, one of which also benefits from a fitted wardrobe, providing convenient additional storage. The shower room is attractively finished with a modern shower enclosure, complementary tiling, a stylish ladder-style radiator and a window providing natural ventilation. Externally, the property benefits from an attractive, private rear garden with a shed, along with access to a communal drying green. Permit parking is also available. A fantastic opportunity to purchase a well-presented property in walk-in condition, offering comfortable accommodation and excellent potential as a rental investment.

Key Features

Communal entrance
Hallway
Lounge
Kitchen
Two double bedrooms
Shower room
Double glazing
Gas central heating
Private rear garden
Communal drying green
Permit parking
Some rooms have been virtually staged for illustration purposes only









Slateford

Slateford is a long-established suburb, lying west of the Edinburgh city centre. There is a wide range of amenities which include local shops, banks, a post office, ASDA 24-hour supermarket at Chesser, Sainsbury's at Longstone, and the Edinburgh West Retail Park. Napier, Heriot-Watt, and Edinburgh universities area within easy reach, whilst leisure facilities include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, and Pure Gym on Gorgie Road. Also close by are numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both A70 and A71 whilst Slateford station offers rail commuting into the city centre.

Extras

All fitted floor coverings, blinds, light fittings, range style cooker, fridge, washing machine and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

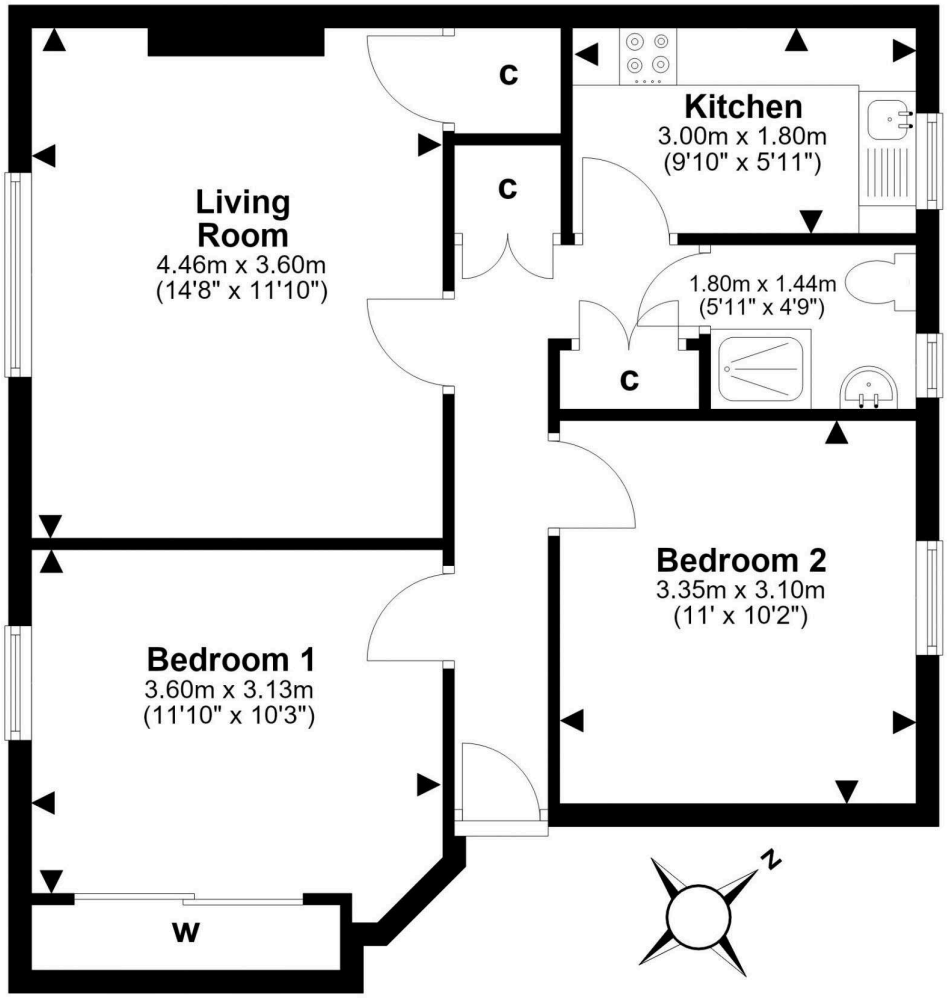
£190,000

EPC Rating

C

Tenure

Freehold







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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