NEILSONS

Solicitors & Estate Agents



24 Moat Street

Slateford | Edinburgh | EH14 1PJ

An excellent opportunity has arisen to acquire this bright and spacious main door flat, ideally situated within the popular residential district of Slateford. Conveniently positioned close to an excellent range of local amenities and transport links. Offering an ideal home for first-time buyers, young professionals and those looking to downsize, early viewing is highly recommended.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Zoned Parking
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - C



Description

The accommodation briefly comprises an entrance vestibule leading to a welcoming hallway with two useful storage cupboards, a bright and spacious reception room featuring a gas fireplace and dining recess, and a modern internal fitted kitchen with appliances. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, with the second bedroom providing direct access to the rear garden. Completing the accommodation is a contemporary shower room. Further benefits include gas central heating and double glazing.





Extras

All fitted floor coverings will be included in the sale together with the hob, double oven, integrated fridge/ freezer, integrated dishwasher and washing machine.

Gardens & Parking

To the rear, there is a well-maintained communal garden, predominantly laid to lawn. The property also benefits from a private garden to the front, while permit and metered on-street parking is available for residents and visitors.

Viewing

By appointment through Neilsons (0131 625 2222).





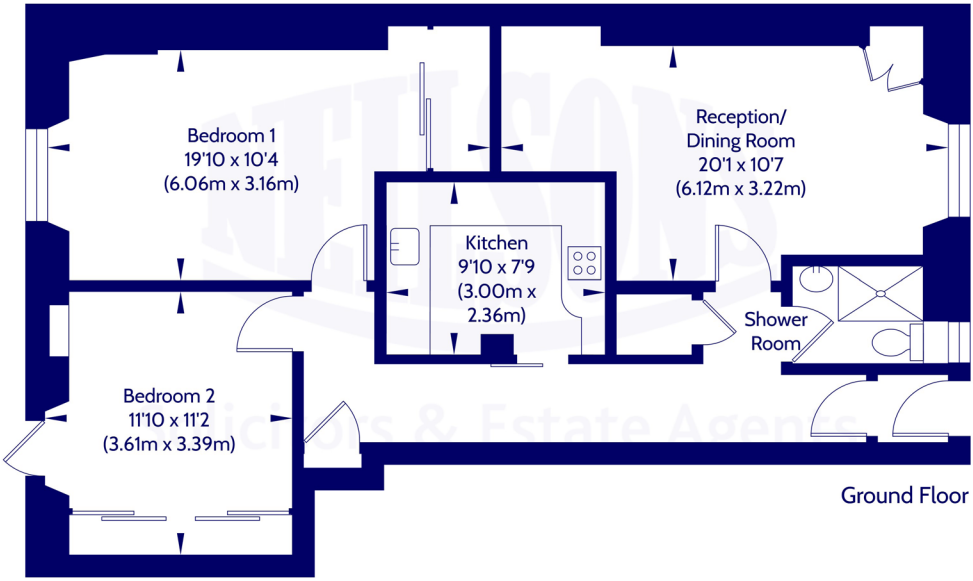




Location

Slateford is situated to the southwest of the City Centre and is conveniently located for Edinburgh Napier University, Heriot Watt Campus and those wishing to commute into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road and good local day to day amenities available within nearby Gorgie. Local recreational facilities can be found at the nearby Harrison Gardens, Corn Exchange Village, including ten pin bowling, snooker and indoor football. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. Edinburgh West Retail Park is located just opposite the Corn Exchange and includes an Aldi, M&S, Costa & Greggs. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the City Centre as well as the Airlink bus service to Edinburgh Airport.

Approx. Gross Internal Floor Area 71 Sq M / 767 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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