



6/4 Moat Drive  
Slateford, EH14 1NR

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Shared Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



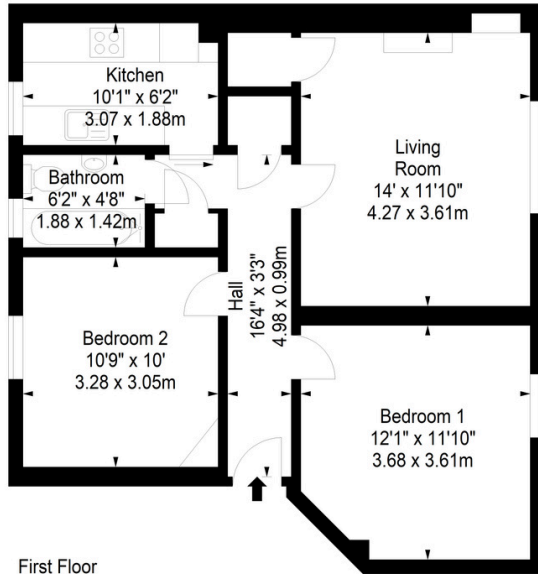
This well-proportioned first floor flat is situated in the popular area Slateford, within walking distance of an abundance of excellent amenities with good transport links including Slateford Railway Station. Recreational facilities can be found close by including Harrison Park and Saughton Park with lovely walks to be found along the Union Canal. The accommodation comprises; a welcoming hallway, bright, spacious living room, separate kitchen, two good-sized double bedrooms and bathroom with shower over bath. Externally there is a neatly maintained, shared garden to the rear and free on-street parking is available in the area. The property is fully double glazed and has gas central heating. Included in the sale are the: fitted carpets and floor coverings, cooker, oven, hob, fridge-freezer, washing machine and light shades. All appliances are sold as seen with no warranty provided.



Moat Drive,  
Edinburgh,  
Midlothian, EH14 1NR



Approx. Gross Internal Area  
638 Sq Ft - 59.27 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)