

**1F1, 46 Moat Street
EDINBURGH EH14 1PH**

Offers Over £145,000

- Living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas cooker and appliances included
- Large double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Communal garden
- Free on-street parking



Flat

Blair Cadell are delighted to bring to market this one-bed tenement flat in the heart of Slateford. With superb links to the city centre and a wide range of local amenities, the property would suit a range of purchasers.

The accomodation comprises of a generous living/dining room with a useful Edinburgh press and dining area. Kitchen fitted with a range of floor and wall mounted units, gas cooker and white goods which are included in the sale. A double bedroom with large fitted wardrobes offering plenty of useful storage space. Fully tiled bathroom fitted with a three-piece suite and an electric shower over the bath. The hallway has two cupboards offering additional storage space. Gas central heating and double glazing throughout. A communal garden to the rear of the property and free on-street parking. *No warranties given for systems or appliances*

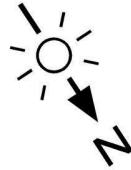
Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by a regular bus service. Tram and Train services are also at Haymarket station. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

Viewing by appointment on 0131 337 1800

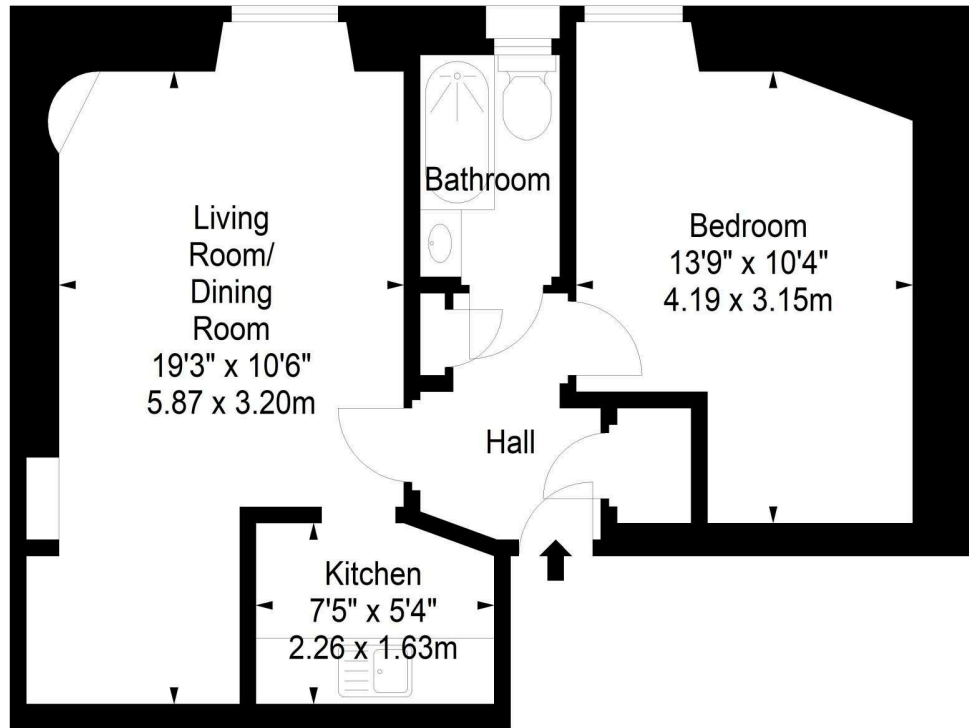




**Moat Street,
Edinburgh,
Midlothian, EH14 1PH**



Approx. Gross Internal Area
454 Sq Ft - 42.18 Sq M
For identification only. Not to scale.
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First Floor



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