

28/8 Moat Terrace
Edinburgh, EH14 IPS



"28/8 Moat Place is a beautifully presented traditional 2nd floor flat quietly located in a popular location"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



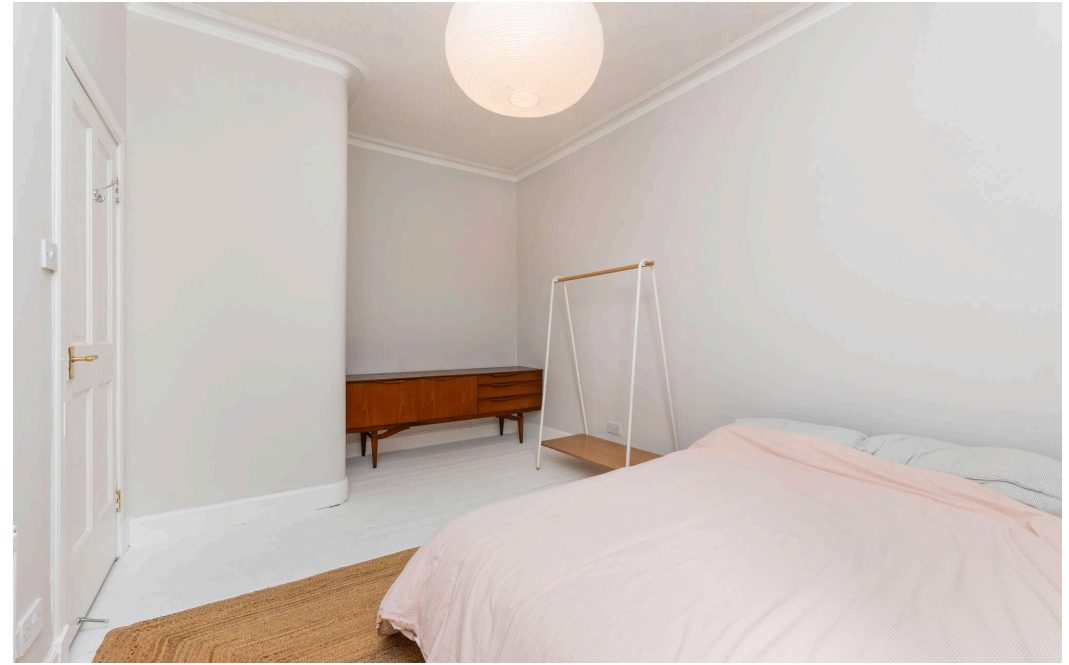


LOCATION

Slateford is a popular residential area with a wealth of excellent local amenities being available on nearby Ashley Terrace. Gorgie Road offers a wider selection of shops and supermarkets and the city centre is within easy reach. Regular bus services to and from most parts of city are again available on Polwarth Terrace, Slateford Road and Gorgie Road. Educational facilities ranging from nursery to further education, including both state and private schools are close by. Recreational facilities available at the nearby Fountain Park and easy access is available to the city by-pass which provides a quick and easy link to the M8/M9/M90/A1 road network, Edinburgh International Airport.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

28/8 Moat Place is a beautifully presented traditional 2nd floor flat quietly located in a popular location close to excellent local amenities and the city centre. The flat which is in walk-in condition throughout will appeal to the first time buyer/investor.

The accommodation comprises: hallway with 2 storage cupboards; neutrally decorated living room with cupboard space; modern kitchen; well proportioned double bedroom; stylish bathroom fitted with a bath, wash hand basin and WC, the bathroom also has a shower over the bath.

Further benefits include gas central heating, double glazing, communal garden ground and on street parking.

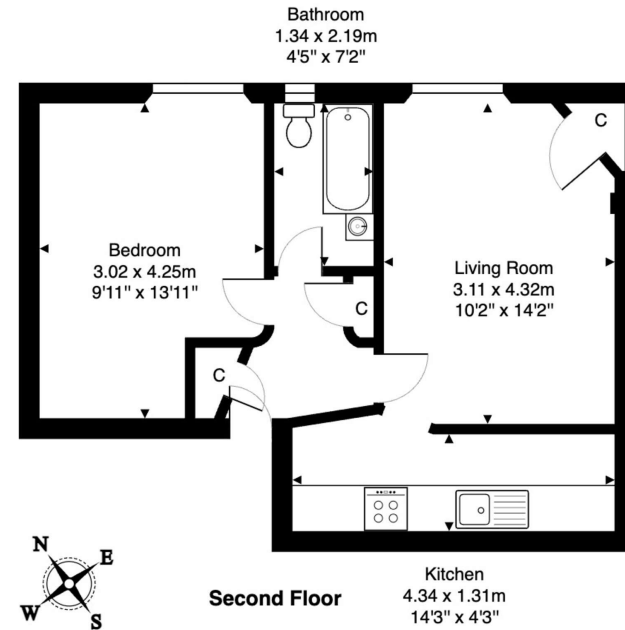
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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