










Offers Over

£240,000

15 Moat Terrace

Slateford | Edinburgh | EH14 1PS

Rarely available end terraced house, quietly situated in a cul de sac in the popular residential area of Slateford, close to good local amenities and excellent transport links. In move in condition and benefitting from private gardens and allocated parking, this property would make a fantastic purchase and early viewing is recommended.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  Allocated parking space
-  EPC rating – C
-  Council tax band - D



Description

Laid out over two levels, the accommodation briefly comprises of entrance vestibule with storage cupboard, bright lounge with understairs cupboard, dining kitchen with stylish grey wall and base units with co-ordinated worktops and subway style tiling, bedroom one with two built in wardrobes, bedroom two with storage, and a modern bathroom with overhead rainfall shower. There is also a partially floored attic accessed via a Ramsay ladder.

The property further benefits from gas central heating (the boiler was upgraded in 2020) and double glazing.



Extras

All fixtures and fittings will be included in the sale along with gas hob and double oven/microwave, integrated fridge/freezer, dishwasher, washing machine, and garden shed.

Gardens and Parking

A front garden and path welcomes you to the property and to the rear is a fully enclosed garden laid to lawn with a vegetable patch and patio area, offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There is an allocated parking space and ample unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





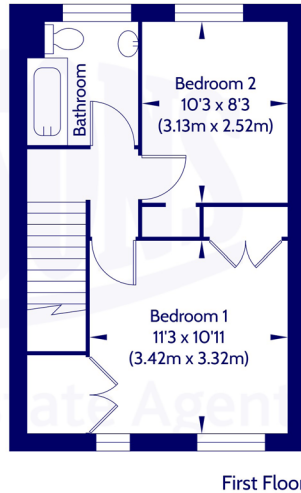
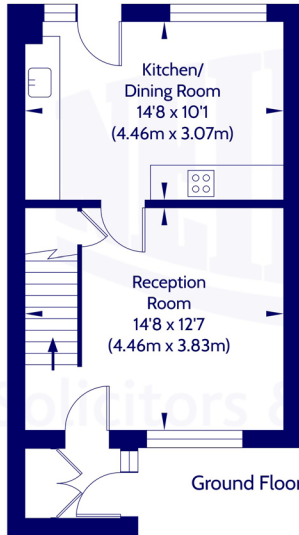
Location

Moat Terrace is located in the popular residential district of Slateford, to the southwest of the City Centre. The area is ideal for commuters with frequent bus services to the city and beyond, Slateford train station is a short walk away and there is easy access to the City bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport. Locally there is a choice of supermarkets and Edinburgh West Retail Park has a variety of shops including an M&S Foodhall. Neighbouring Gorgie & Dalry offer an abundance of day to day amenities, specialist shops, cafes and bars. Local recreational facilities can be found at Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the O2 Academy and World of Bowling and Football. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Schooling is also well catered for with a range at all levels within the vicinity.





Approx. Gross Internal Floor Area 65.74 Sq M / 707 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.



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