



Offers Over

£240,000

13 Moat Terrace


Slateford | Edinburgh | EH14 1PS

A fantastic opportunity has arisen to acquire this lovely two bedroom terraced villa pleasantly situated in a quiet cul-de-sac setting within the popular residential area of Slateford. Close to good local amenities and excellent transport links, the property will undoubtedly appeal to a variety of buyers including growing families. Viewing suggested.

 2 beds

 1 public

 1 bathroom

 Private gardens
Single driveway & allocated parking

 EPC Band - C

 Council Tax Band - D



Description

Internally, the property is offered to market in move-in condition while briefly comprising of; welcoming entrance vestibule with a cloak cupboard, bright and airy lounge with a useful understairs storage cupboard, fully-fitted kitchen/ diner with a range of integrated and freestanding white goods, tiling in splash areas, breakfast bar seating and ample room for a dining table and chairs, first floor landing with access via a Ramsay ladder to the partially-floored attic, first generous double bedroom with a front-facing outlook and integrated wardrobes with sliding mirrored doors, second double bedroom with a single cupboard and space for freestanding furniture, and a partially-paneled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, fridge, freezer and dishwasher, freestanding washer-dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

A front garden and path welcomes you to the property and to the rear is a fully enclosed South-West facing garden with a split over two levels with low maintenance patio. The two garden sheds will also be included. For the car owner, there is a single driveway as well as an allocated parking space and ample unrestricted on street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





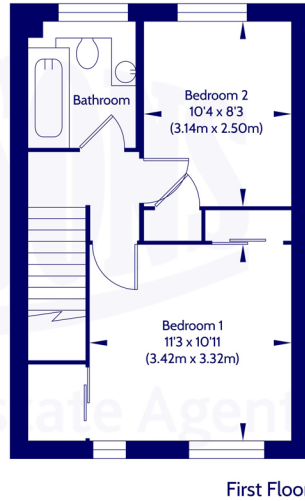
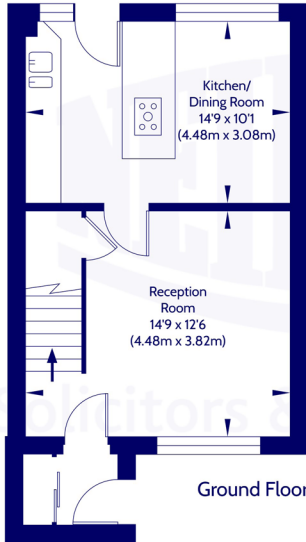
Location

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 65.61 Sq M / 706 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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