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Offers Over  
**£170,000**

## 17/8 Moat Drive

Slateford | Edinburgh | EH14 1NU

A superb opportunity has arisen to acquire this well-proportioned top floor two bedroom flat, quietly situated within the popular Slateford district. Close to excellent local amenities and transport links, the property will undoubtedly appeal to first-time buyers, couples and buy-to-let investors.

-  2 beds
-  1 public
-  1 bathroom
-  Shared Drying Green
-  On-street Parking
-  EPC Band - C
-  Council Tax Band - C



## Description

Internally, the property briefly comprises; welcoming entrance hallway with useful storage provisions, bright and airy lounge/diner with a gas fireplace and front facing aspect, fully-fitted kitchen with a range of freestanding white goods and tiling in splash areas whilst being styled with traditional white base and wall-mounted units, generous first double bedroom with fitted wardrobes, a shelved linen cupboard, and ample room for different configurations, second good sized double bedroom with plenty of space for freestanding furniture, and a fully-tiled bathroom suite with an over-bath shower, and heated towel rail.

Further benefits include a secure door entry system, gas central heating, and double glazing throughout.



## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

For the car owner, there is on-street permit parking whilst to the rear of the building is a shared residents drying green.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

Slateford is situated to the southwest of the City Centre and is conveniently located for Edinburgh Napier University and those wishing to commute into the City Centre with a bus stop a short walk away and provides quick access into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road together with exceptional local day to day amenities available within nearby Gorgie, including a new Lidl Store just a short walk from the property. Local recreational facilities can be found at the Corn Exchange Village, including ten pin bowling, snooker and indoor football. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. Edinburgh West Retail Park is located just opposite the Corn Exchange and includes an Aldi, M&S, Costa & Greggs. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the City Centre.





Approx. Gross Internal Floor Area 60.59 Sq M / 652 Sq Ft.

### Third Floor



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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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

