



Solicitors & Estate Agents










Offers Over

£250,000

34/1 Moat Terrace

Slateford | Edinburgh | EH14 1PS

An excellent opportunity has arisen to purchase this beautiful ground floor apartment situated within a prestigious modern development within the heart of the high amenity area of Slateford, pleasantly placed at the end of a quiet cul-de-sac setting. The property would undoubtedly appeal to first time buyers, professionals or retirees.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation in brief comprises of; secure entry system, welcoming hallway with useful storage cupboards, light and airy reception/dining room, stylish modern fitted kitchen with integrated appliances, spacious principal bedroom with fitted wardrobes and contemporary en-suite shower room, good sized second double bedroom with fitted wardrobes and bathroom with three-piece white suite and shower over bath. Further benefits include gas central heating, double glazing and bike store.



Extras

All fitted floor coverings, curtains and blinds will be included in the sale together with the gas hob, oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine. The kitchen shelves, table and chairs will also be included in the sale. The sofa, dining table and chairs could also be made available.

Gardens, Parking & Factor

The property is well positioned within well maintained landscaped grounds. There is a bike and bin store and a sizeable residents car park providing ample spaces located to the side of the block. A factoring charge is payable to James Gibb of approx. £130 per month. This includes maintenance of communal areas and block building insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

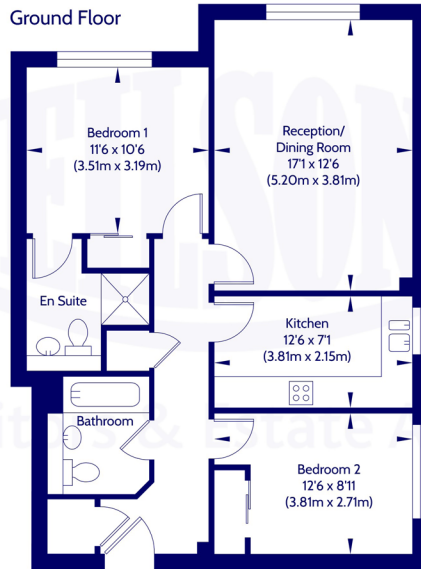
Slateford is situated to the southwest of the City Centre and is conveniently located for Edinburgh Napier University and those wishing to commute into the City Centre with a bus stop a short walk away and provides quick access into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road together with exceptional local day to day amenities available within nearby Gorgie, including a Lidl Store just a short walk from the property. Local recreational facilities can be found at the Corn Exchange Village. 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 71.43 Sq M / 769 Sq Ft.

Ground 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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