



Solicitors & Estate Agents



Offers Over
£165,000

4/6 Moat Drive

Slateford | Edinburgh | EH14 1NR

A superb opportunity has arisen to acquire this well-proportioned two-bedroom second/top floor flat, quietly positioned within the ever-popular Slateford district of Edinburgh. Offering excellent access to local amenities, transport links, and recreational facilities, the property is ideally suited to first-time buyers, couples, or buy-to-let investors seeking a home in a highly convenient location.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit Parking
-  Private and Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



virtually staged by **HOMELii**

Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with useful storage, light and airy reception room, fitted kitchen with a good range of wooden wall and base units, tiled splashbacks and appliances, two well proportioned double bedrooms with mirrored fitted wardrobes and shower room with electric shower. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



virtually staged by **HOMELii**



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Extras

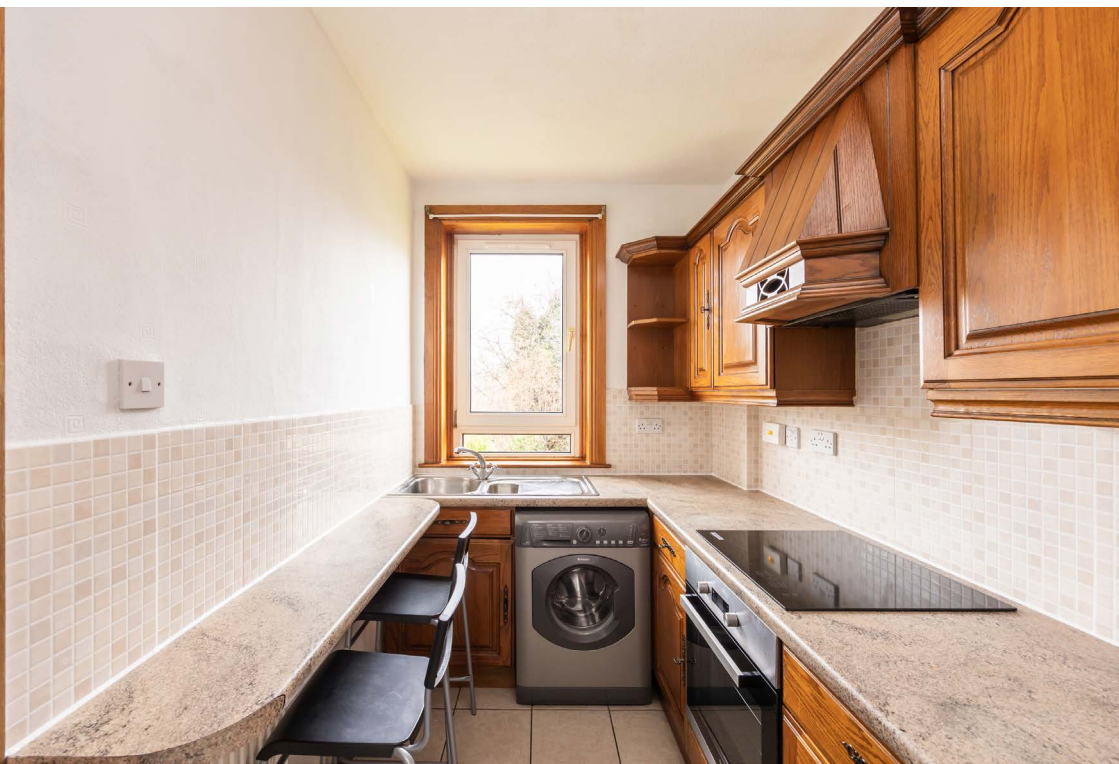
All fitted floor covering and light fixtures will be included in the sale, together with the hob, oven, fridge/freezer and washing machine. Please note that the gas fire in the living room is not in working order and will be sold as seen.

Gardens & Parking

Externally, the property benefits from a private section of garden to the rear, with access to a shared rear garden providing additional outdoor space. Parking in the area is catered for by residents' permits, as well as disabled and pay-and-display bays.

Viewing

By appointment through Neilsons on 0131 625 2222.





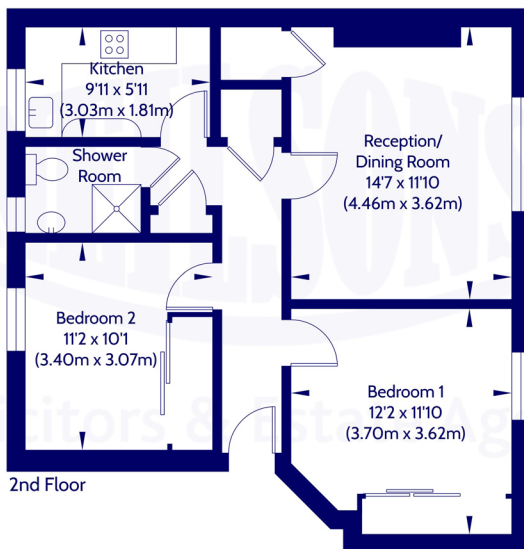
Location

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 59 Sq M / 633 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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