

# 30 Moat Street

Slateford, Edinburgh, EH14 1PJ



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

[property@ralphsayer.com](mailto:property@ralphsayer.com)

0131 225 5567

[www.ralphsayer.com](http://www.ralphsayer.com)

# Spacious ground-floor flat

with attractive interiors

Part of a traditional tenement building, this main-door ground-floor flat is a spacious two-bedroom residence that has the benefits of period architecture and modern interior design which is sympathetic to the home's historic character. It features a large reception area, an on-trend kitchen, and a quality bathroom. Plus, the property enjoys direct access to a well-kept communal garden. Situated close to amenities, schools, and transport links, the home also has a desirable location in popular Slateford, less than 20 minutes from Edinburgh city centre (whether travelling by bus or car). It is a beautiful home in a fantastic setting that will have huge appeal amongst commuting professionals, couples, downsizers, small families, and first-time buyers alike.



30 Moat Street

## General Features

- A spacious ground-floor flat with attractive interiors
- Forms part of a traditional tenement building
- Desirable location in popular Slateford
- Sympathetic modern interior design throughout

## Accommodation Features

- Private main-door entrance
- Traditional vestibule and hall with built-in storage
- Stylish living/dining room with two built-in cupboards
- Fashionable kitchen with wooden worktops and a pantry
- Two double bedrooms with direct garden access
- Modern three-piece bathroom with overhead shower
- Gas central heating and double-glazed windows

## Exterior Features

- Suntrap communal garden with a decked area and lawn
- Private garden shed for storage
- Controlled permit parking (Zone S6)

# Desirable location in popular Slateford



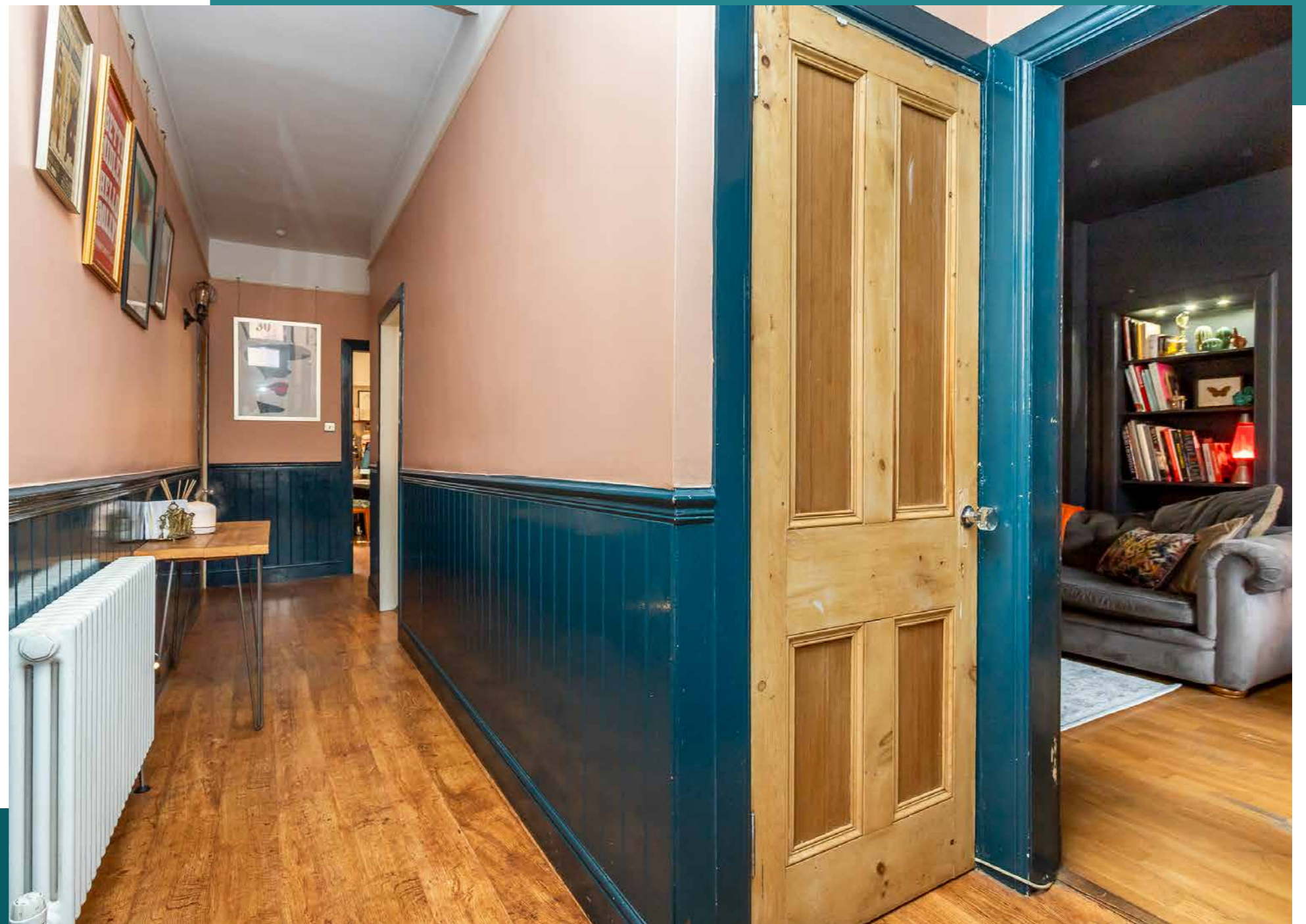
# Welcome to

an attractive two-bedroom  
ground-floor flat in Slateford

Offering bright and spacious accommodation that is in excellent decorative order throughout for a move-in ready condition.

# 30 Moat Street

The home's private front door opens with a warm welcome into a vestibule with traditional floor tiles and tongue-and-groove panelling. A hall (with storage) extends from here, continuing the timber panelling, alongside light décor and a wood-inspired floor that flows throughout the main accommodation. It is a lovely introduction that hints at the trendy interiors to follow.





# A stylish living and dining room

Decorated in a sumptuous blue hue, the living/dining room has a sophisticated style which is enhanced by a single wall of full-height Shaker wall panels, bringing texture to the space. It has spacious proportions for both comfy lounge furniture and a table and chairs; plus, it is brightly illuminated by a window. Two built-in cupboards provide on-hand storage, whilst a downlit recess is shelved for books and treasured display items.

# Spacious

proportions



# Fashionable kitchen

with a pantry



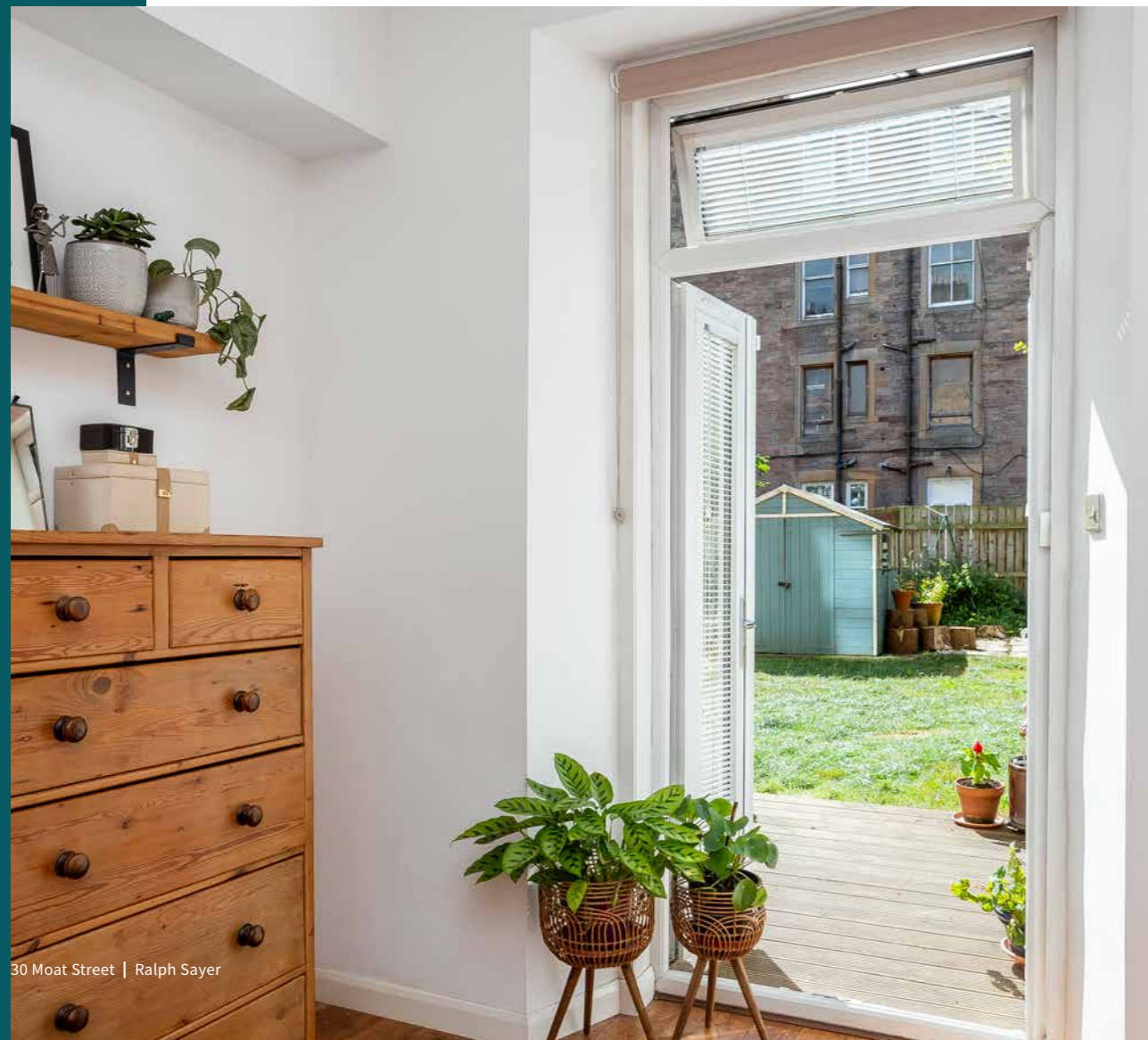
The kitchen has a fashionable aesthetic, fitted with wooden worktops and white cabinets. Metro-style splashbacks tie the look together, bringing a neat touch of colour to the space. An integrated oven, five-burner gas hob, extractor hood, and deep Belfast sink come integrated, with a freestanding dishwasher also included. For additional practicality, it has a useful pantry as well.



# Two double bedrooms

with garden access

Set side by side to the rear of the property, the two double bedrooms both benefit from a southwest-facing aspect, ensuring lots of natural light throughout the day. Both rooms also enjoy direct access to a decked area in the communal garden, allowing a seamless transition to outside.





# Principal bedroom

The principal bedroom has the larger footprint, pairing a tasteful accent wall with neutral decoration. It also has a shelved recess and a built-in cupboard.

Second

# bedroom



The second bedroom, on the other hand, is finished in a neutral grey. It has a shelved recess as well, and is currently organised as an office displaying the versatility of this space.





# A modern bathroom

Finished with sandy-toned tiles below neutral décor, the bathroom has a modern aesthetic and three-piece suite. It includes a toilet, a washbasin, a mirrored cabinet, and a bath with an overhead shower.

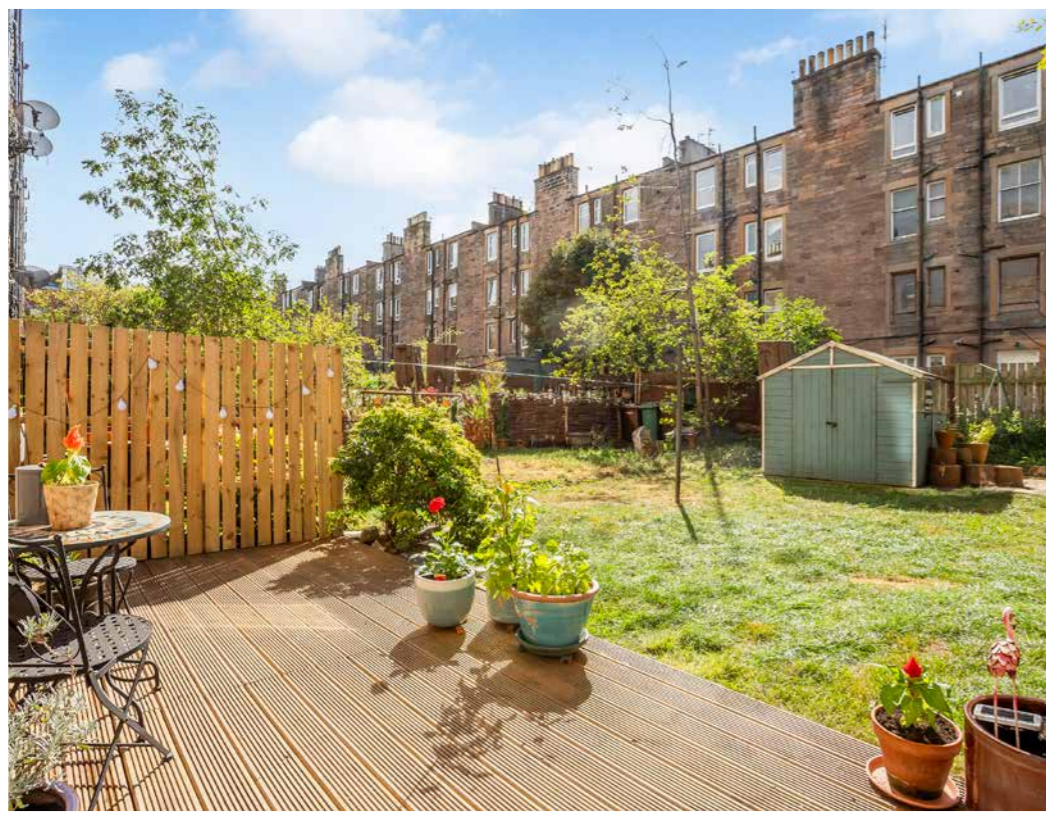
Gas central heating and double-glazed windows ensure a comfortable and efficient environment all year round.

# Garden & Parking

## A suntrap communal garden

Outside, the home opens out directly onto a decked area in the southwest-facing communal garden – perfect for relaxing in the sun. The garden also features a well-kept lawn providing plenty of space for socialising, alongside dedicated plant beds with mature greens for a leafy ambience. A large garden shed belongs to the flat as well. Furthermore, the property falls within a controlled permit parking area (Zone S6), ensuring residents have space to park.

Extras: all fitted floor and window coverings, select light fittings, integrated kitchen appliances, and a freestanding dishwasher to be included in the sale.



Property Name

30 Moat Street

Location

Stateford, Edinburgh, EH14 1PJ

Approximate total area:

76.7 sq. metres (825.6 sq. feet)

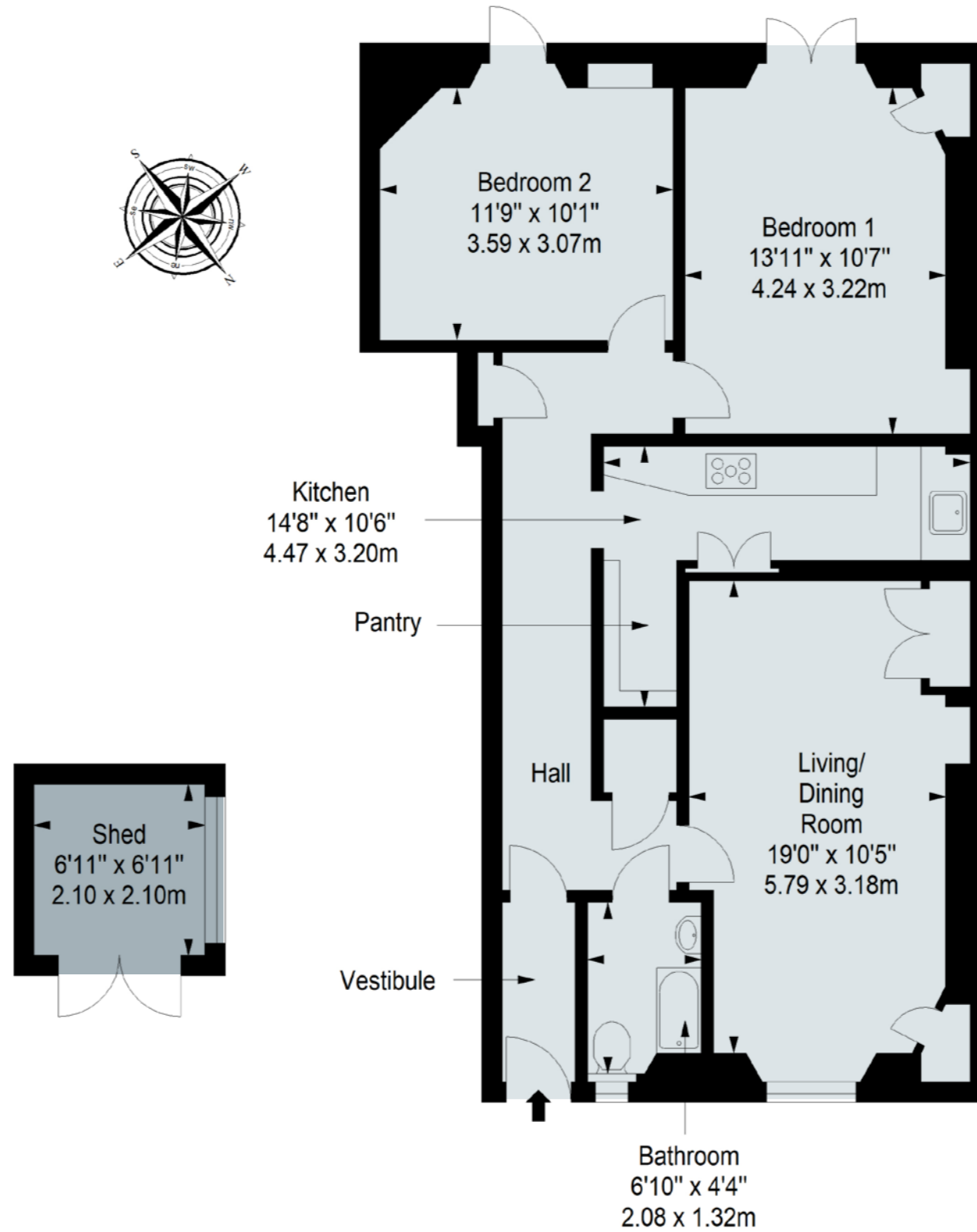
The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground Floor
- Shed

EPC Rating - C

Council Tax Band - C

Home Report Value - £280,000



# Slateford

## Charming small-town ambience

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep as well, including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym, and a selection of family restaurants) and Meggetland Sports Complex, where you will find unrivalled team sports facilities, such as football, rugby, and cricket

pitches, as well as a full-size Astroturf pitch. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling from the early years, to primary and secondary education. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway network.

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**dream property!**



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www.ralphsayer.com

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Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



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