



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10/2 Moat Street

Slateford, Edinburgh, EH14 1PL

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Introducing a traditional one-bedroom first-floor flat in sought-after Slateford, promising a beautiful city home for professionals, couples, and first-time buyers alike. The property is attractively decorated throughout and is brought to market move-in ready. It features a spacious open-plan reception room with a well-appointed kitchen, a comfortable double bedroom, and a three-piece bathroom. Furthermore, this charming flat has shared use of a well-maintained garden and it has the convenience of controlled permit parking.

Extras: all fitted floor and window coverings, light fittings, a cooker, a fridge/freezer, and a washing machine to be included in the sale.



Property Summary

- A first-floor flat that is move-in ready
- Part of a traditional tenement building
- Prime location in popular Slateford
- Just 10 minutes from Edinburgh city centre
- Secure telephone-entry system
- Welcoming hall with two built-in cupboards
- Open-plan breakfasting kitchen/living room
- One spacious double bedroom
- 3pc bathroom with overhead shower
- Large communal garden laid to lawn
- Controlled permit parking (Zone S6)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £175,000



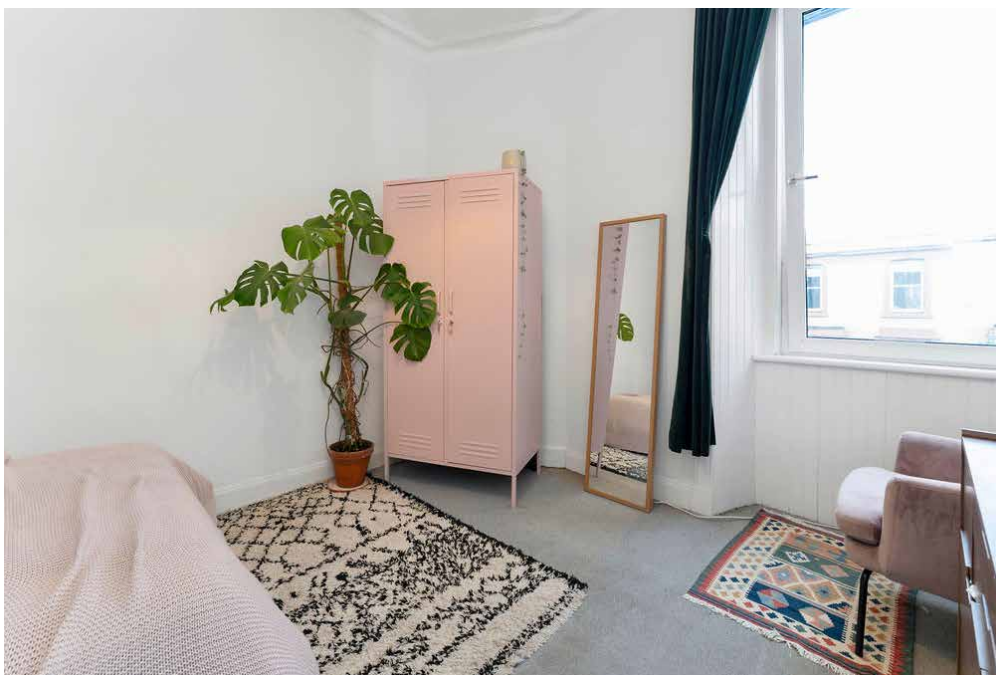




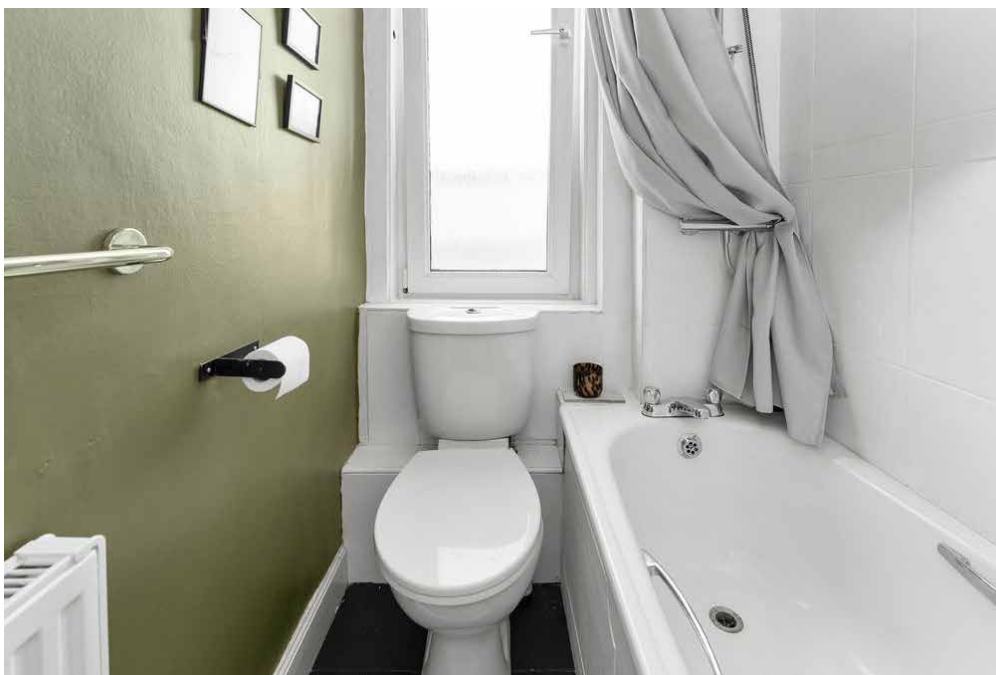
Sociable open-plan
reception area with
well-appointed kitchen







Comfortable double
bedroom and three-piece
bathroom and access to a
large communal garden





Let us help you find your next
dream property!



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CHARTERED FIRM

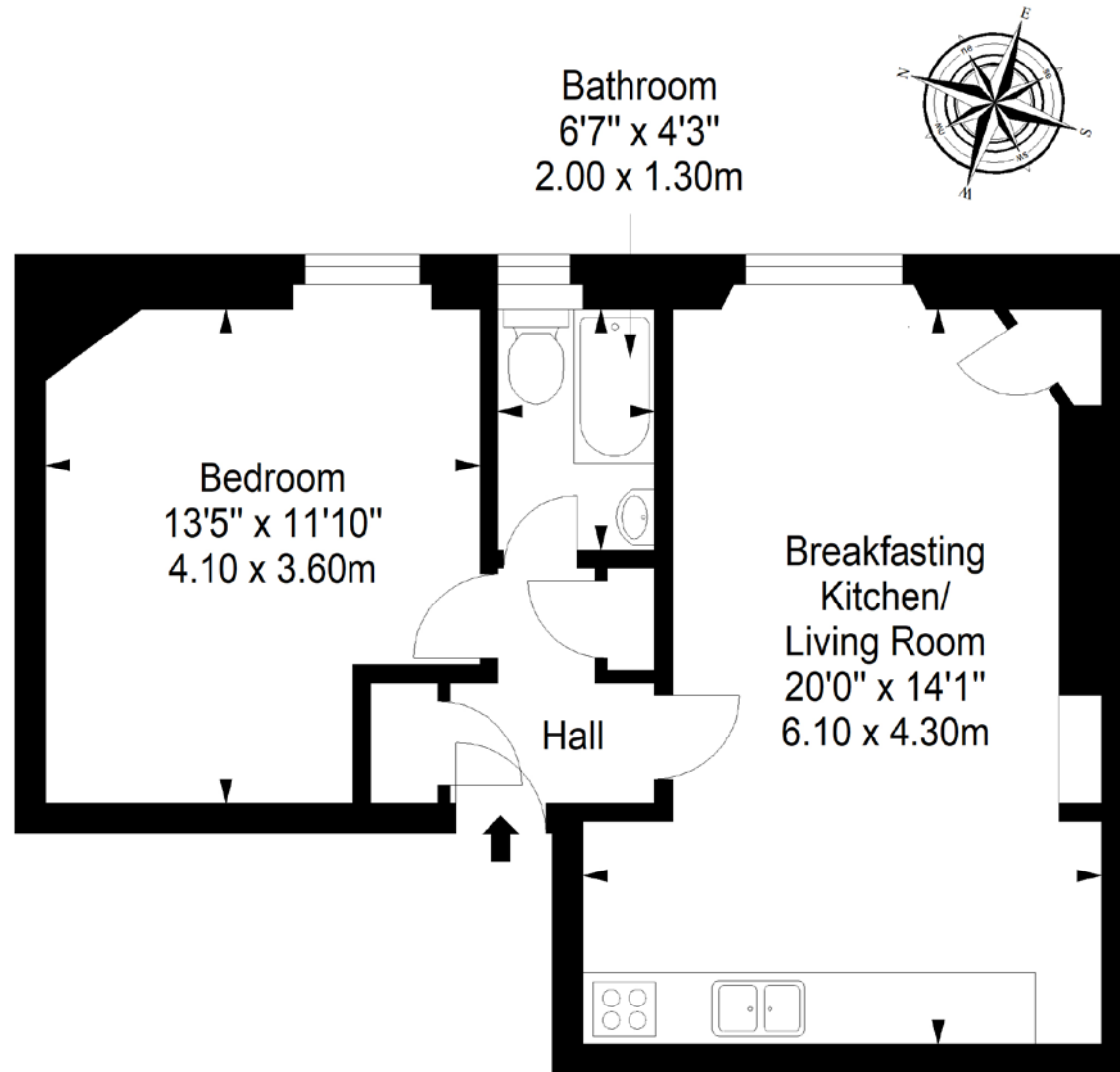
Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 45.3 sq. metres (487.6 sq. feet)