



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**10/4 Moat Terrace**  
Slateford, Edinburgh, EH14 1PR

# 10/4 Moat Terrace

Set within a traditional stone-built tenement in Slateford, this attractive one-bedroom first-floor flat offers bright, well-proportioned accommodation, ideal for first-time buyers or professionals. The tastefully-presented interiors include a welcoming open-plan living/dining room that flows through to a modern fitted kitchen, a generous double bedroom featuring wood panelling and built-in storage and a naturally-lit bathroom with a shower-over-bath. Externally, the property benefits from a communal garden, while parking is regulated on surrounding streets. Slateford enjoys excellent local amenities and swift transport links to the city centre, making this a highly convenient and desirable Edinburgh home.

Extras: All fitted floor and window coverings and light fittings are included.

## Property Summary

- One-bedroom first-floor flat
- Convenient city address
- Accessed via a secure stairwell
- Entrance hall with storage
- Open plan living/dining room; open to
- Modern kitchen
- Principal double bedroom with storage
- Stylish bathroom with shower over bath
- Communal garden
- Regulated on-street parking (Zone S6)
- Gas central heating and full double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £175,000





*"Tastefully-presented interiors include a welcoming open-plan living/dining room that flows through to a modern fitted kitchen..."*



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**dream property!**



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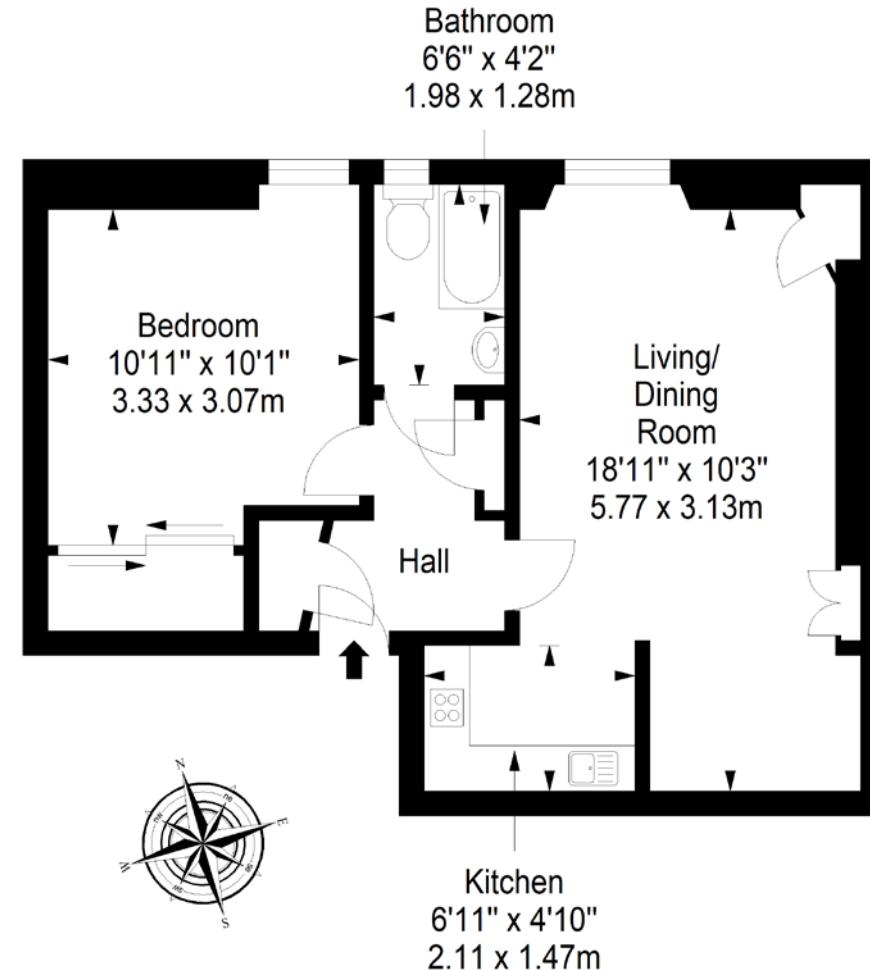
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DISCLAIMER

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. 42.1 sq. metres (453.2 sq. feet)



**Total area: approx. 42.1 sq. metres (453.2 sq. feet)**