



15/3 Moat Drive
SLATEFORD | EDINBURGH | EH14 1NU


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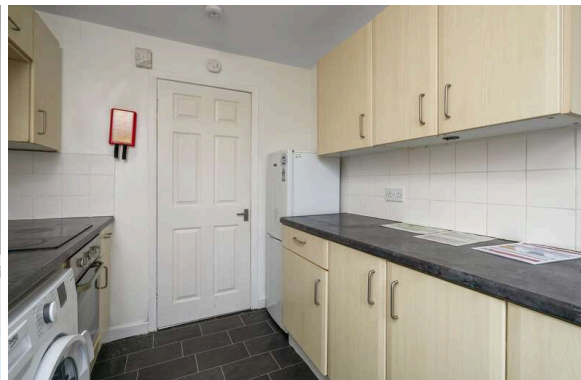
Set on a quiet street, is this first floor three bedroom apartment located in the popular Slateford area of Edinburgh. Surrounded by excellent local amenities, quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment. The accommodation comprises welcoming entrance hallway with three cupboards, bright lounge with fireplace, Kitchen currently which homes the boiler, fridge/freezer, washing machine, electric hob and oven. There are three well proportioned bedrooms and the property is completed by the bathroom which has a shower over the bath. The property also benefits from a large shared garden, a cellar/cupboard in the stairwell and ample on street parking.

- Three bedrooms
- Welcoming hallway with storage
- Bright Lounge
- Spacious bedrooms
- Bathroom with shower over the bath
- Large Shared garden
- Free on street parking

The washing machine, hob, oven, fridge freezer and the fireplace will be included in the sale of the property. EPC Rating C.

Please note that there are no guarantees on any electrical goods or appliances in the property.

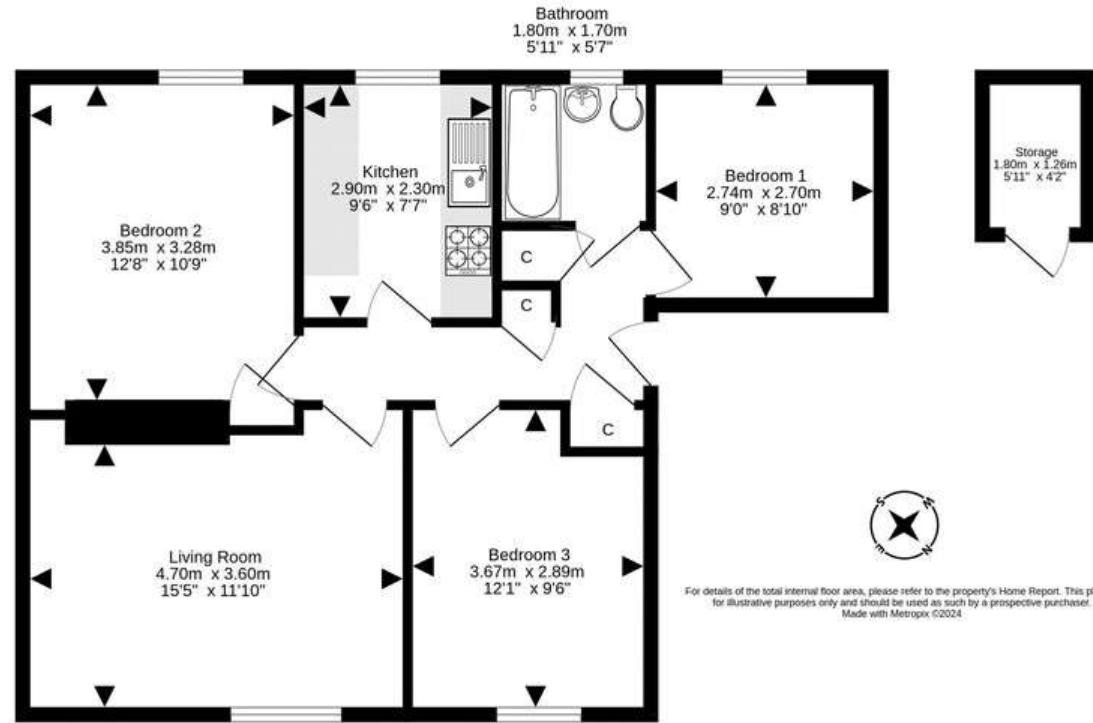
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Slateford is a suburb in Edinburgh which lies west of the City Centre. There are superb everyday amenities available locally including banks and small convenience stores as well as a large Asda supermarket at Newmart Road and a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. The property is within walking distance of venues such as the Corn Exchange and Murrayfield stadium. Leisure amenities nearby include Fountain Park and Edinburgh Quay, between them offering a cinema complex, bowling alley, gym and restaurants. There is also a popular bicycle route along Union Canal towards Glasgow. A regular bus service operates to the City Centre and surrounding areas. Haymarket and Slateford Railway Stations are easily accessible. Commuters can find easy access to the city bypass, the M8/M9, Edinburgh International Airport and the Forth Bridge for routes north.





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