



10/6 Moat Street
SLATEFORD | EDINBURGH | EH14 1PL


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this beautifully presented one-bedroom flat in the popular residential area of Slateford to the west of Edinburgh's city centre.

This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The living/dining room is of an excellent size, providing a great space for relaxing, or entertaining friends and family, while the separate kitchen offers plenty of cupboard storage. The principal bedroom is of an excellent size and boasts a good amount of wardrobe storage, and a modern shower room with WC completes the internal accommodation.

Ideally situated to offer easy access to outstanding public transport links, and with excellent local amenities, this property will offer immense appeal to first-time buyers as well as holding investment potential.

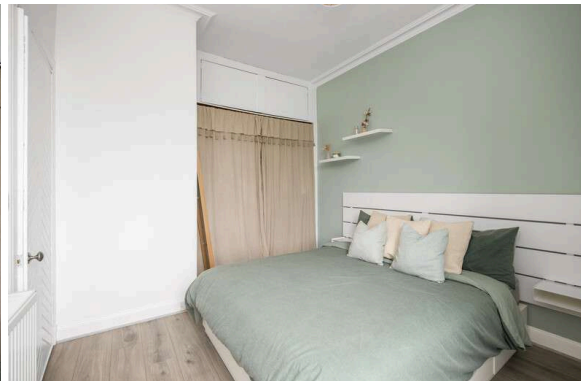
- Beautifully presented one-bedroom apartment
- Popular location
- Excellent local amenities
- Living/dining room
- Kitchen
- Double bedroom
- Shower room
- Gas central heating and double glazing
- Communal real garden

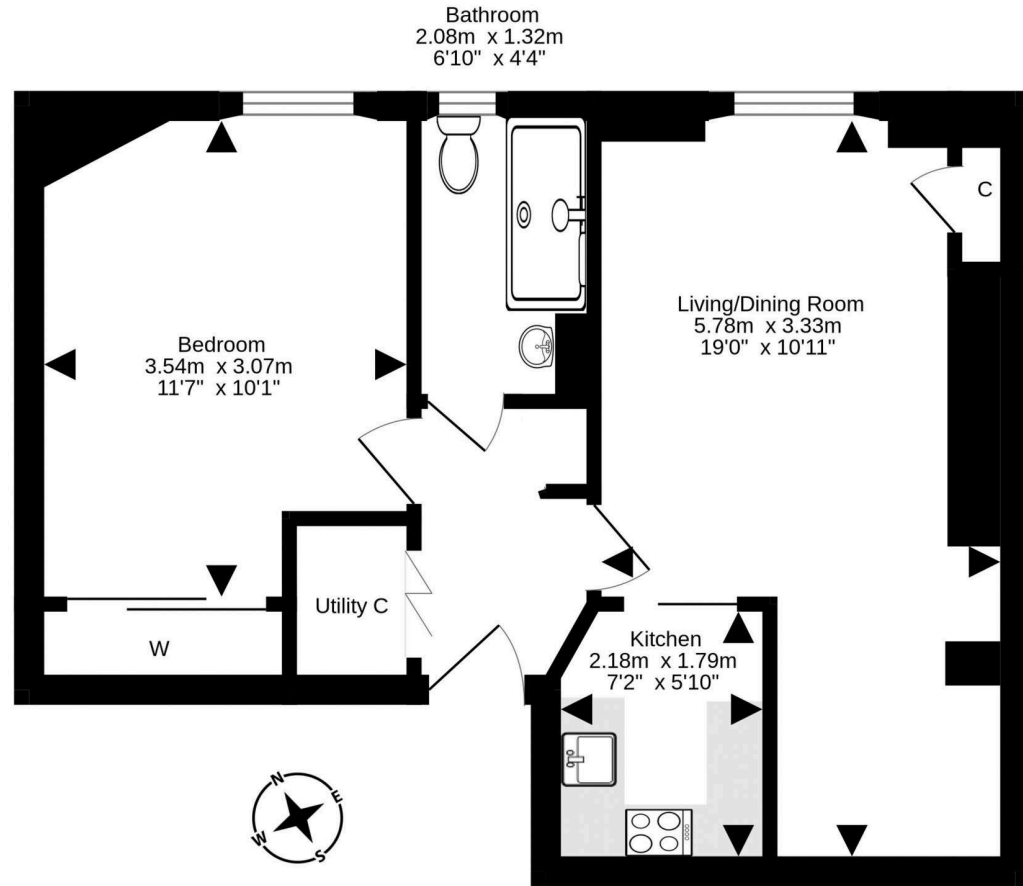
Included in the sale will be the fridge freezer, oven, hob, curtains and blinds. EPC Rating C

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



Slateford is a suburb of Edinburgh which lies west of the City Centre. There are good 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. 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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