



MOAT HOUSE

3/6 Moat House, Moat Drive
SLATEFORD | EDINBURGH | EH14 1NS


warners
solicitors & estate agents



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Warners is delighted to present this bright and airy third-floor flat, peacefully located in a popular area with excellent local amenities and transport links. This property is ideal for first-time buyers or investors, and early viewing is highly recommended.

The flat features a secure entry system, lift and stair access, and a welcoming entrance hallway. The spacious lounge leads to a kitchen that could benefit from some modernisation. There are two well-proportioned double bedrooms and a bathroom suite, which is also in need of upgrades.

The property is set within well-maintained communal grounds and offers ample on-street parking. A factoring fee, payable to the council, covers the maintenance of the grounds, stairways, and lift.

Bright and Airy Third-Floor Flat: Offers a light-filled living space.

Excellent Location: Situated in a popular area close to amenities and transport links.

Secure Entry System: Enhanced security with lift and stair access.

Spacious Lounge and Kitchen: The lounge is bright and spacious, leading to a kitchen that offers potential for modernisation.

Two Double Bedrooms: Well-proportioned rooms providing ample space.

Well-Maintained Communal Grounds and Ample Parking: Includes a factoring fee for the upkeep of grounds, stairways, and lift, with plenty of on-street parking available.

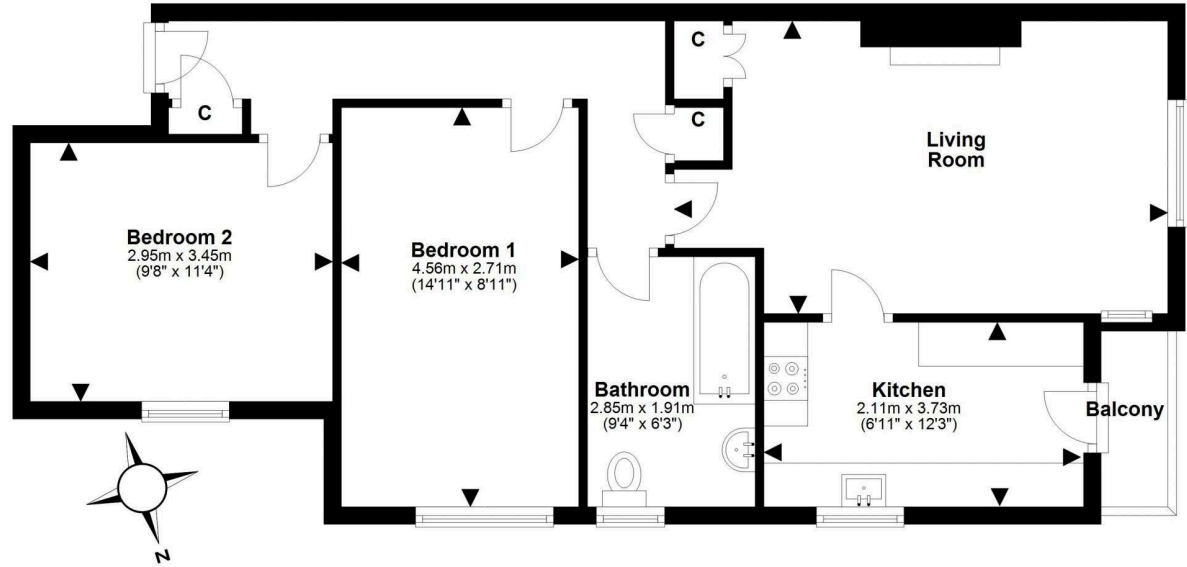
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: The sofa, sideboard, curtains and blind in the livingroom; wardrobe and curtains in Bedroom 1; wardrobe, 2 chest of drawers, curtains and Hoover in bedroom 2, the washing machine, tumble dryer and cooker will also be included. No warranty will be given for any appliances. EPC Rating Band C.

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 buyer. PlanUp 2024
Plan produced using PlanUp.