



4/4 Moat Drive
SLATEFORD | EDINBURGH | EH14 1NR


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solicitors & estate agents



4/4 Moat Drive, Slateford

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Beautifully presented, two bedroom, first floor flat set on a quiet street in the popular Slateford area of Edinburgh. Surrounded by excellent local amenities, quick transport links and pleasant walks this bright property would make an ideal first time buy, home for a small family or buy to let investment. The generous accommodation comprises of a welcoming entrance hallway with storage, living/dining room with picture window allowing for an abundance of natural light, fitted kitchen with integrated oven, hob and hood and space for appliances, two well proportioned bedrooms, one with storage, and the property is completed by the contemporary shower room with mains shower. The property also benefits from gas central heating and double glazing and externally, an allocated garden area, communal drying green, and permit parking.

- Generous and bright first floor flat
- Welcoming hallway with storage
- Bright living/dining room
- Fitted kitchen with integrated appliances
- Contemporary shower room with mains shower
- Gas central heating and double glazing
- Private garden area to the rear
- Communal drying green
- Permit parking

EPC Rating C

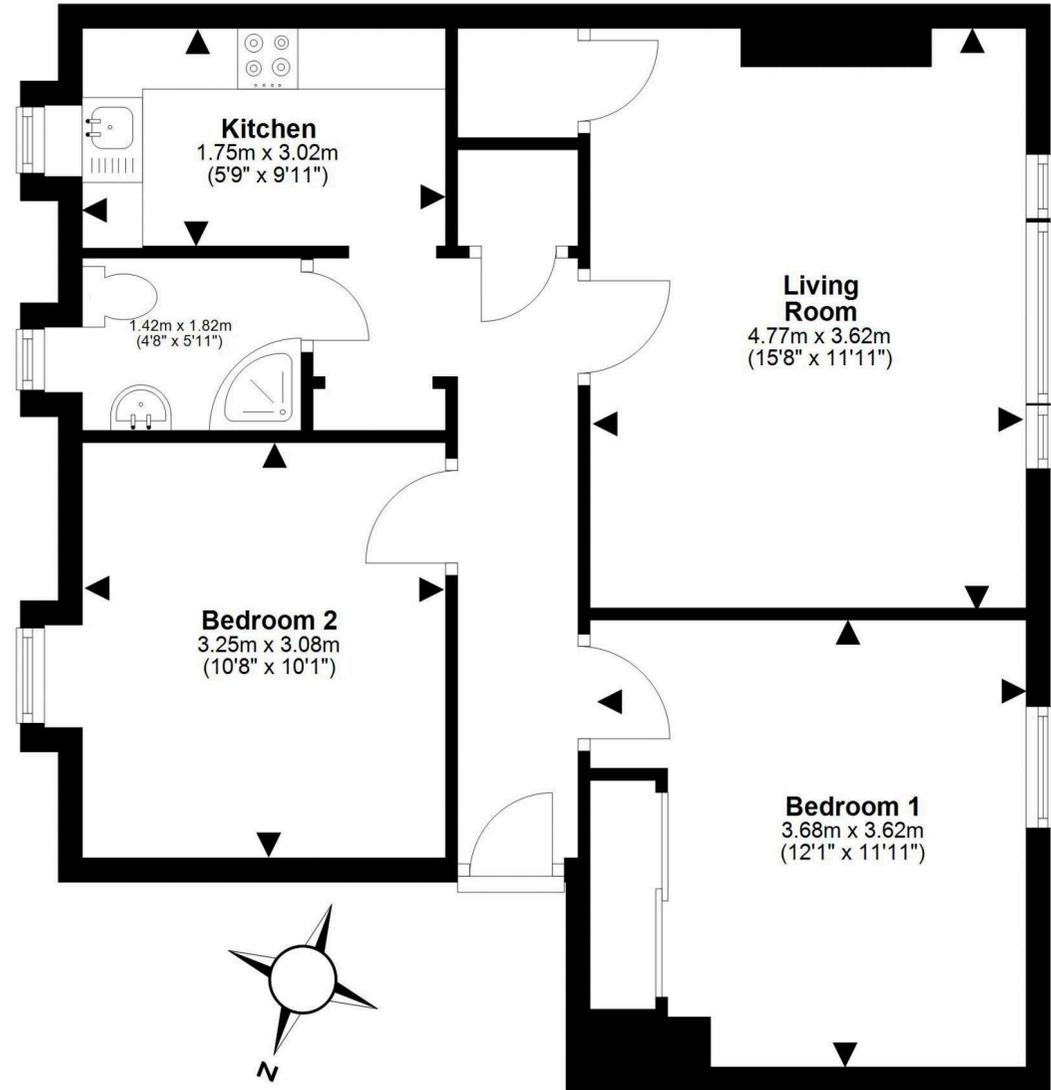
Extras include dishwasher, washing machine, integrated fridge/freezer, light fittings, lamps, curtains and blinds.

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.





Ground Floor

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