



5 Moffat Way  
NIDDRIE | EDINBURGH | EH16 4PY

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solicitors & estate agents



## 5 Moffat Way

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Well-presented three-bedroom End-terraced home set over two floors with a front driveway and private rear garden, forming part of a sought-after development, located in Niddrie, a very popular and convenient area of Edinburgh within close proximity to the city centre and the city bypass. This property occupies a pleasant situation on a well-tended modern development and comes with a well-maintained back garden. Internally the property is stylish, well planned with many pleasing features. Downstairs, the fully fitted kitchen currently comprises oven, gas hob and fan, the boiler cupboard, a fridge/freezer, dishwasher, washing machine and pantry. The living room also downstairs is bright and spacious with patio doors out to the rear garden, has a storage cupboard and completing the ground floor accommodation is a downstairs WC. Upstairs there are three well-proportioned bedrooms, two with built in storage and the master bedroom with an ensuite shower room. Completing the accommodation is the bathroom with shower over the bath. Further benefits on offer include gas central heating, double glazing, an attic and a well maintained rear garden.

- Entrance Hall
- Spacious Fitted Kitchen
- Bright and spacious living room with patio doors
- Three Bedrooms, one with ensuite
- Stylish bathroom
- Downstairs wc
- Front driveway & private rear garden
- Gas central heating, double glazing and Attic
- Council Tax Band C
- Energy Rating Band B

Extras: The property is to be sold as seen. No warranty will be given for any appliances.

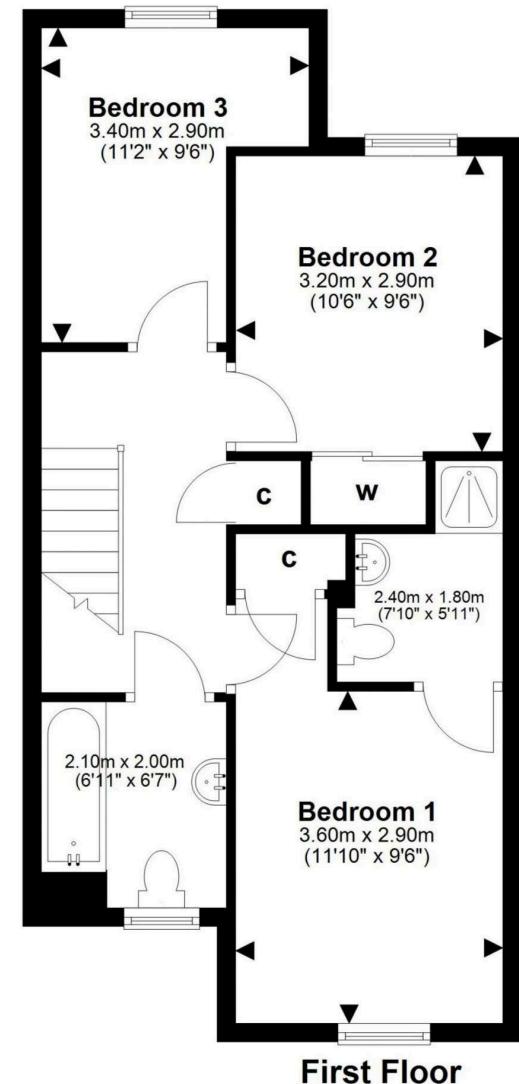
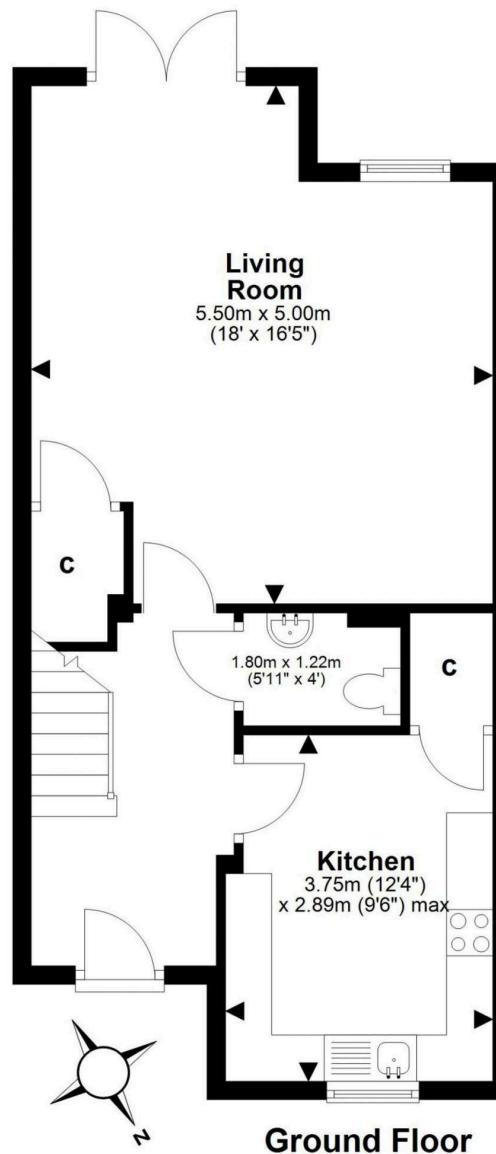
**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



Factor: Residential Management Group Scotland Limited, Unit 6, 95 Morrison street, Glasgow, G5 8BE. Approximately £125.00 per year.

The popular Niddrie area of Edinburgh offers a good range of small specialist shops serving the local community, a Lidl store, a doctors and chemist, all located along Niddrie Mains Road. Just a little further afield is the impressive Fort Kinnaird leisure park, where you can find an excellent choice of high street names, eateries and a cinema, and there's also a large Asda superstore at the Jewel. The property is close to the green open space of Hunter's Hall Park, home to the Jack Kane Sports Centre. One of Edinburgh's famous landmarks, Arthur's Seat, sits within Holyrood Park, just a short journey away and ideal for scenic walks and excellent views across the City skyline. Schooling is well represented from nursery to senior level and the property is conveniently positioned for those connected to Edinburgh Royal Infirmary. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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