



22/8 Moat Street, Edinburgh, EH14 1PJ

Description

Immaculately presented second floor flat forming part of a traditional stone tenement which has been finished to a luxurious specification internally with beautiful tiling, bespoke wooden panelling and feature walls, stylish modern kitchen and bathroom. It would make an ideal starter flat for a first time buyer. It is situated close to excellent amenities including gyms, shops, restaurants as well as pleasant green spaces.

Accommodation:

- Welcoming entrance hall with two storage cupboards and cabinets; Ash coloured oak hardwood flooring extends through to the sitting room
- Spacious sitting / dining room with original cornicing, bespoke feature wall, cabinet and living flame gas fire
- There is a recessed kitchen area fitted with a range of dove grey shaker units, Silestone solid worktops with inset sink with mixed tap and integrated Siemens appliances including induction hob, electric fan oven, Microwave, fridge and washer drier



Viewing details

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EPC rating
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- The bathroom has Porcelain floor tiles with electric under floor heating and ceramic wall tiles and is fitted with a WC with concealed cistern, bath with Mira electric shower over, wash basin with vanity unit and mirrored medicine cabinet
- Good sized double bedroom with original cornicing, walk-in wardrobe, Thermostatic electric panel heater and fitted carpet

Location

The property is located in the popular residential area of Slateford, which lies to the west of Edinburgh City Centre. There are excellent local shops providing for all day-to-day requirements including an Asda, Aldi and M&S just off Chesser Avenue and Lidl on Slateford Road. Restaurants, bars and bistros can be found in nearby Bruntsfield as well as Gorgie and Dalry. There is a wide range of leisure facilities nearby including the Corn Exchange and Nuffield Health & Leisure Club. Fountain Park Leisure Complex with its multi-screen cinema, Megabowl, bars and restaurants is also within easy reach of the property. The property is well placed for the frequent bus route along Slateford Road and the City Bypass is easily accessible. It is also well placed for Napier and Heriot Watt Universities.

Outside and Gardens

There is unrestricted parking available on street. There is also a shared drying area which is mostly laid to lawn.

Extras

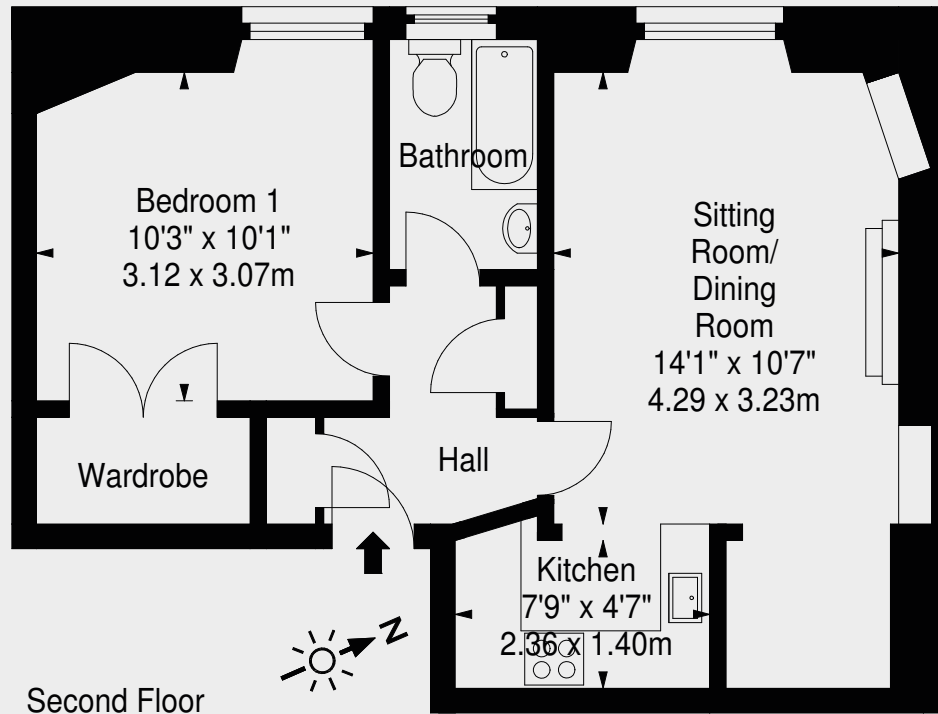
All blinds, curtains, fixed floor coverings and kitchen appliances are included in the sale. The living and dining room light fittings are not included in the sale and will be replaced with a flex and bulb holder prior to settlement.



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Edinburgh, EH14 1PJ**



Approx. Gross Internal Area
459 Sq Ft - 42.64 Sq M
For identification only. Not to scale.
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