



16/11 Moat Street
Slateford, Edinburgh, EH14 1PL

CALL US ON 0131 447 4747

16/11 Moat Street, Slateford, Edinburgh, EH14 1PL

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Well-presented living room/dining room with open outlook to front.
- Modern fitted kitchen with appliances.
- Good sized double bedroom with built in mirrored wardrobes.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Well maintained communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

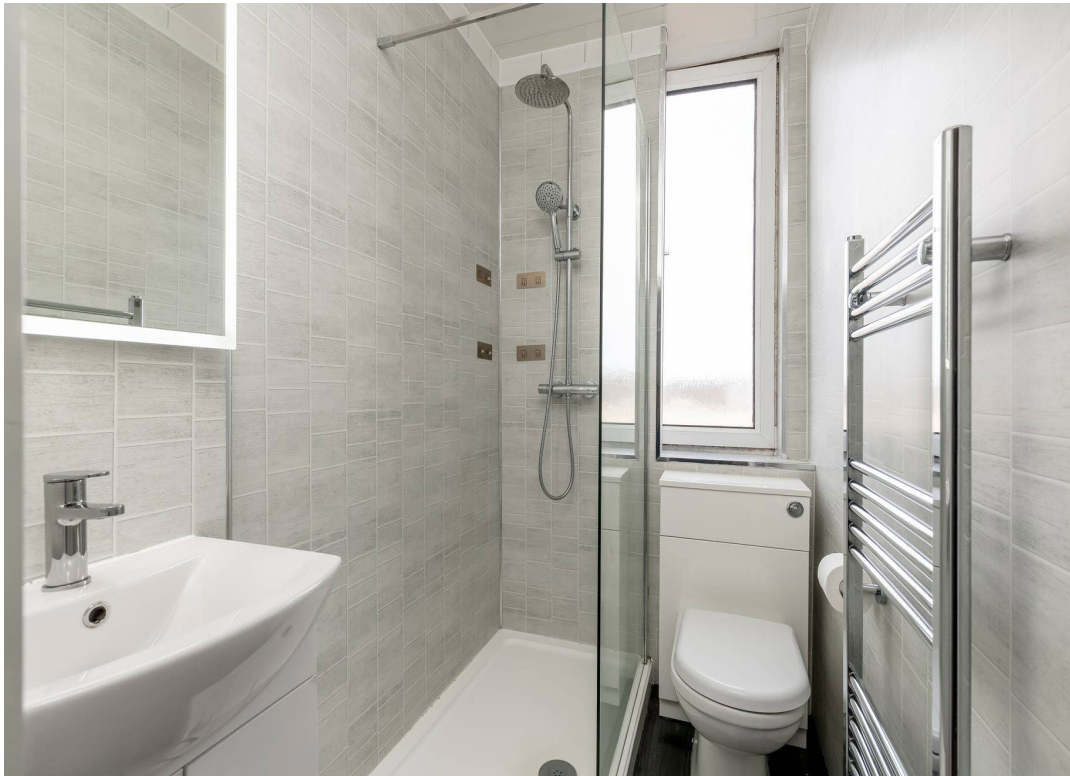
An appealing top-floor flat occupying a desirable position within a traditional tenement in the vibrant Slateford district. The property is ideally placed to enjoy an excellent range of local amenities and convenient access to Edinburgh city centre. Offering an attractive opportunity for first-time buyers, young couples or buy-to-let investors.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 0.6 MILES TO SLATEFORD TRAIN STATION.
AIRPORT: APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Slateford is a highly regarded residential district to the south-west of Edinburgh city centre, prized for its excellent local amenities, green spaces and superb transport connections. The area is ideally placed for Edinburgh Napier University and Heriot-Watt University, as well as for those commuting into the city centre. An extensive choice of shopping is available nearby, including Asda at Chesser, Sainsbury's at Longstone and Edinburgh West Retail Park, home to Aldi, M&S Foodhall, Costa Coffee and Greggs. Neighbouring Gorgie and Dalry provide a further selection of everyday amenities, cafés, restaurants and leisure facilities. For outdoor recreation, the picturesque Water of Leith Walkway and Union Canal offer attractive routes for walking, running and cycling, while Harrison Park, Saughton Park, Meggetland Sports Complex and Craiglockhart Leisure and Tennis Centre provide a wealth of sporting and leisure opportunities. The Corn Exchange leisure complex also offers a varied range of entertainment options. Slateford enjoys outstanding connectivity, with the local railway station providing direct services across Edinburgh and beyond, regular bus routes into the city centre, and convenient access to the City Bypass, central motorway network and Edinburgh Airport via the Airlink service.

EXTRAS:
The sale includes all fitted carpets and floor coverings, light fittings, window blinds, curtains and poles, together with the freestanding cooker, fridge, automatic washing machine and microwave. The property's furniture may also be available by separate negotiation.



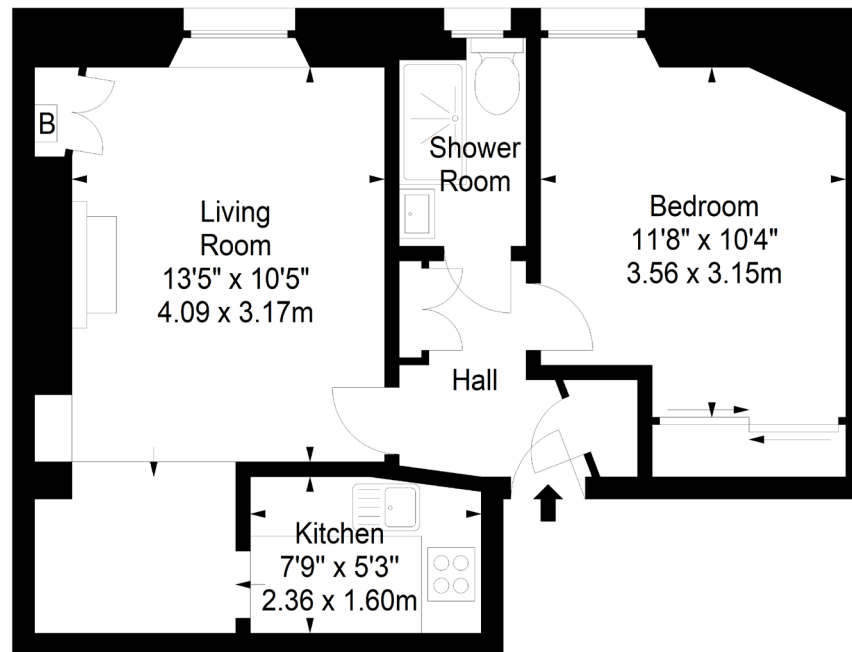
**Moat Street,
Edinburgh,
Midlothian, EH14 1PL**



Approx. Gross Internal Area
462 Sq Ft - 42.92 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Energy Performance
Certificate Rating C



Third Floor



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WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.