



4/10 Moat Street, Slateford
EDINBURGH | EH14 1PL


warners
solicitors & estate agents



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Warners are delighted to present this beautifully appointed one-bedroom flat, located in the sought-after residential area of Slateford, to the west of Edinburgh city centre and perfectly positioned for easy access to excellent public transport links and a wide range of local amenities. This bright and spacious property will appeal to first-time buyers and also offers great investment potential. A hallway welcomes you to the property with fantastic storage and security entry phone. The generous living/dining room provides an excellent area for both relaxing and entertaining and features a gas fire and surround, and built-in bespoke storage and shelving, while the modern kitchen is fitted with floor and wall units with integrated dishwasher, and space for appliances. The generously sized bedroom also features a fireplace and electric fire, and the modern bathroom, with electric shower over bath and vanity sink unit, completes the interior. Further benefits are gas central heating, double glazing, and a lovely common hallway, and externally, a south-facing rear garden with patio seating area, mature shrubs, drying green and residents' permit on street parking.

- Well presented and bright third floor flat
- Spacious living/dining/kitchen with integrated appliances
- Generous bedroom with fireplace and electric fire
- Modern bathroom with electric shower over bath
- Fantastic storage options
- Gas central heating and double glazing
- Security entry phone
- Well kept South facing rear garden
- Prime location with great transport and amenities

Council tax B, energy rating D.

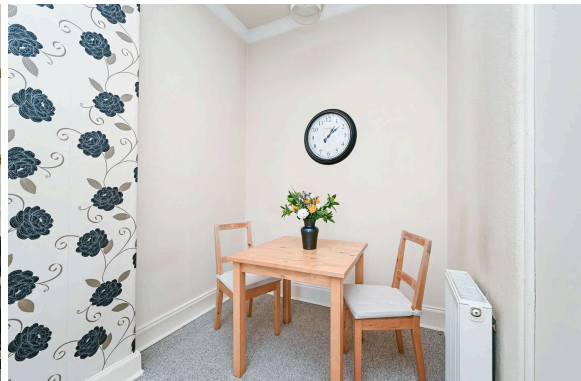
There is no factor fee associated with this property.

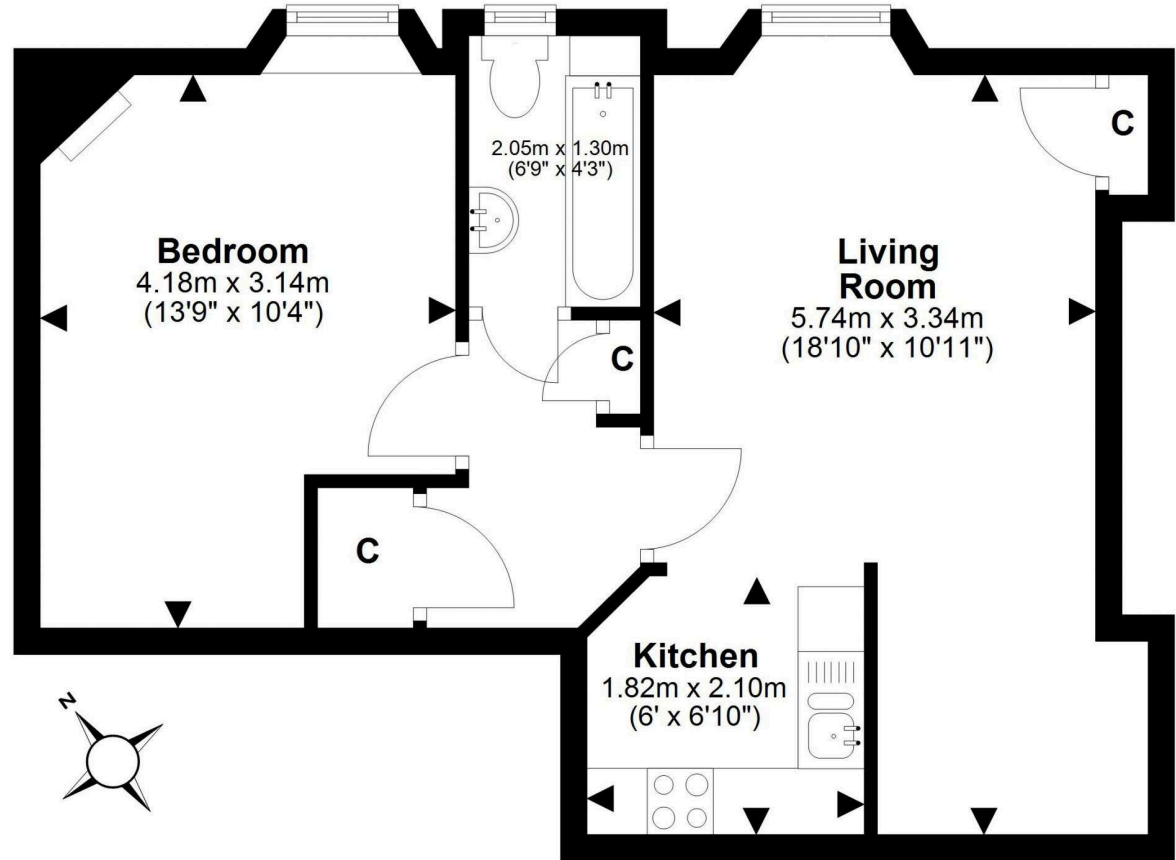
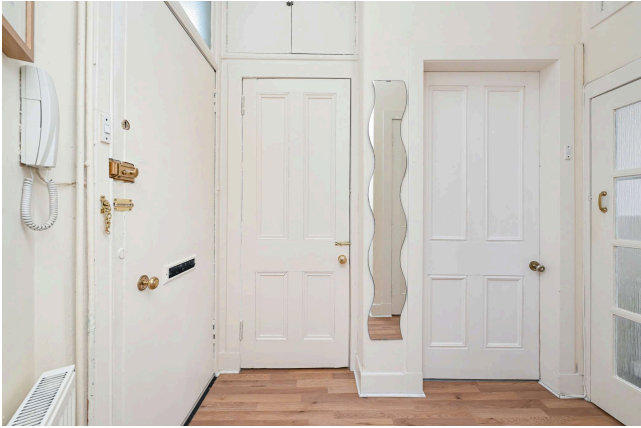
All white goods, curtains and lampshades will be included in the sale of this property.

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.





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.