



32/4 Moat Terrace
SLATEFORD | EDINBURGH | EH14 1PS


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Tucked away in a peaceful cul-de-sac just west of the city centre, 32/4 Moat Terrace is an immaculately presented, modern two-bedroom second-floor flat offering both tranquillity and superb connectivity.

The property is in excellent decorative order throughout and benefits from a secure video entry system, lift access, residents' parking, gas central heating, and double glazing.

Internally, the bright and spacious accommodation is thoughtfully arranged. A generously proportioned sitting and dining room sits to the front, while a well-equipped breakfasting kitchen offers a practical and stylish space for everyday living. To the rear, both bedrooms enjoy a quiet outlook, with the principal bedroom further enhanced by a dressing area and a contemporary en-suite shower room. A beautifully finished main bathroom is accessed from the hallway.

The kitchen is fully fitted with integrated appliances, including a gas hob, electric oven, fridge/freezer, dishwasher, and washing machine. Additional benefits include excellent walk-in storage off the hallway, ensuring ample space for modern living.

- Quiet cul-de-sac location close to city centre
- Excellent transport links
- Immaculate, move-in condition
- Bright, spacious layout with separate kitchen
- Principal bedroom with en-suite and dressing area
- Lift access, parking, and strong built-in storage

All roller blinds will be included in the sale.

Energy rating B. Council Tax Band E.

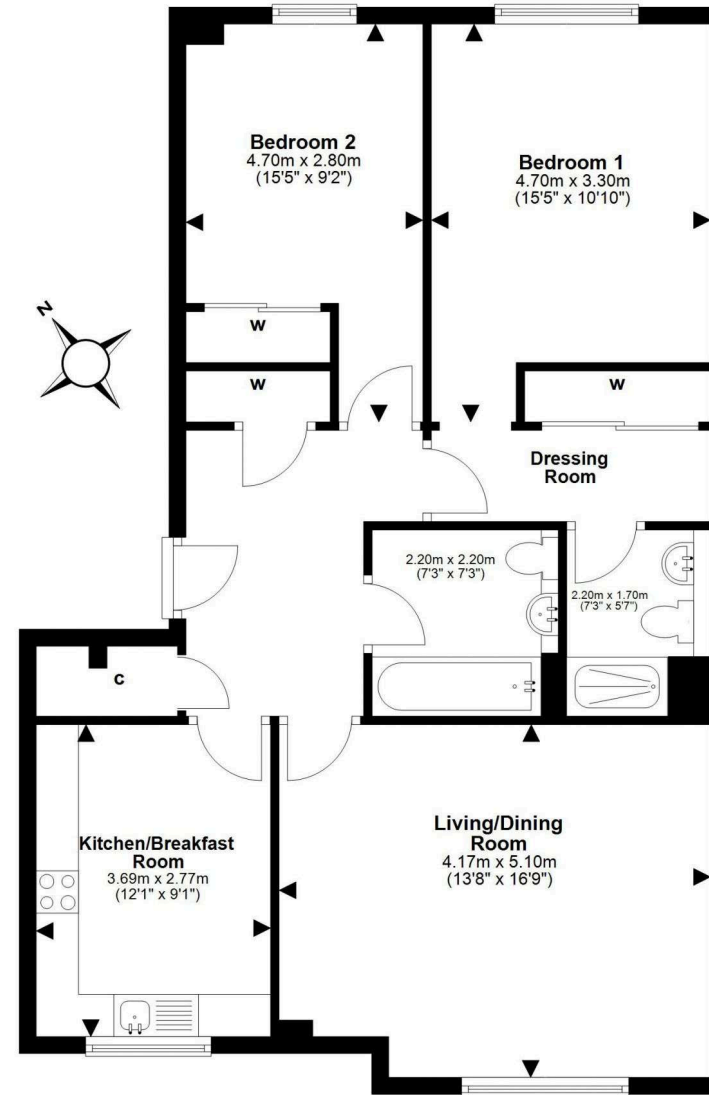
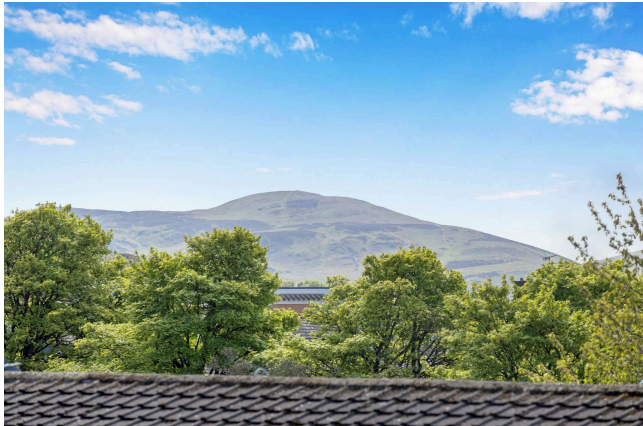
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



FACTOR: £165 per month is payable to James Gibb residential factors for the upkeep of the communal areas and block buildings insurance.

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

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.