










Offers Over  
**£160,000**

## 40/12 Moat Street

Slateford | Edinburgh | EH14 1PH

This bright and attractively presented top floor (3rd) flat is situated within the popular district of Slateford, close to a host of excellent local amenities and transport links and would ideally suit the first time buyer or young professionals and internal viewing is highly recommended.

-  1 Bedroom
-  1 Reception Room
-  1 Shower Room
-  Communal garden
-  Permit/metered parking
-  EPC Rating – G
-  Council Tax Band - B



## Description

Accessed via a secure entry system, at the top floor, the flat is quietly positioned to the rear of the building, and enjoys a southerly aspect. The front door opens to a welcoming entrance hallway with built-in storage, the generously proportioned and bright reception/dining room offers the ideal setting for relaxing and entertaining with space to work from home and has an attractive fireplace. The kitchen is fitted with a range of wall and base units and has a sociable connection to the reception room via a large hatch. There is a generous double bedroom and a shower room with three-piece suite and electric instant shower. Further benefits include recently upgraded electric heating and full double glazing.



## Extras

All fitted floor coverings, light fittings and curtains will be included in the sale together with the cooker, fridge freezer and washing machine in the kitchen

## Gardens & Parking

There is a well maintained communal garden/drying green located to the rear of the property together with permit/metered parking to the front and surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

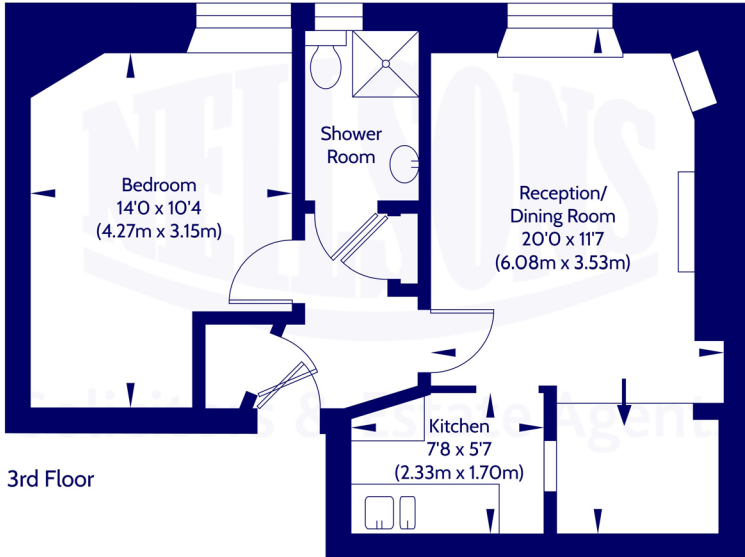
Slateford is a popular residential area situated to the south-west of Edinburgh City Centre, offering excellent local amenities and superb transport links. The area is particularly well placed for Edinburgh Napier University, Heriot-Watt University and those commuting into the city centre. Residents benefit from a wide range of shopping facilities nearby, including Asda at Chesser, Sainsbury's at Longstone and Edinburgh West Retail Park, home to Aldi, M&S Foodhall, Costa Coffee and Greggs. Further everyday amenities, cafés, restaurants and leisure facilities can be found in neighbouring Gorgie and Dalry.

The area offers excellent recreational opportunities, with the scenic Water of Leith Walkway and Union Canal providing attractive walking, running and cycling routes. Nearby green spaces include Harrison Park, Saughton Park and the extensive facilities at Meggetland Sports Complex and Craiglockhart Leisure and Tennis Centre. The Corn Exchange leisure complex also offers a variety of entertainment options. Slateford is exceptionally well connected, with Slateford railway station providing direct links across Edinburgh and beyond, regular bus services to the city centre, and convenient access to the City Bypass, central motorway network and Edinburgh Airport via the Airlink service.





Approx. Gross Internal Floor Area 43 Sq M / 468 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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