

Flat 3, 2 Moffat Way

EDINBURGH, EH16 4PY



Immaculately presented two-bedroom ground-floor apartment with secure entry, en-suite principal bedroom and spacious open-plan living in the popular Greendykes area



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McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom ground-floor apartment to the market, located within the popular Greendykes area of Edinburgh.

The property benefits from a secure entry system and offers spacious, well-proportioned accommodation throughout, making it an excellent opportunity for first-time buyers, professionals, downsizers, or investors alike.

THE LIVING ROOM



The heart of the home is the impressive open-plan kitchen and living area, providing a bright and versatile space with ample room for a dining table, perfect for modern living and entertaining guests.

THE KITCHEN



The contemporary kitchen is well laid out and complements the generous living space perfectly.





There are two spacious double bedrooms, both presented to an excellent standard, with the principal bedroom further benefiting from a private en-suite shower room. A modern family bathroom serves the remainder of the accommodation.

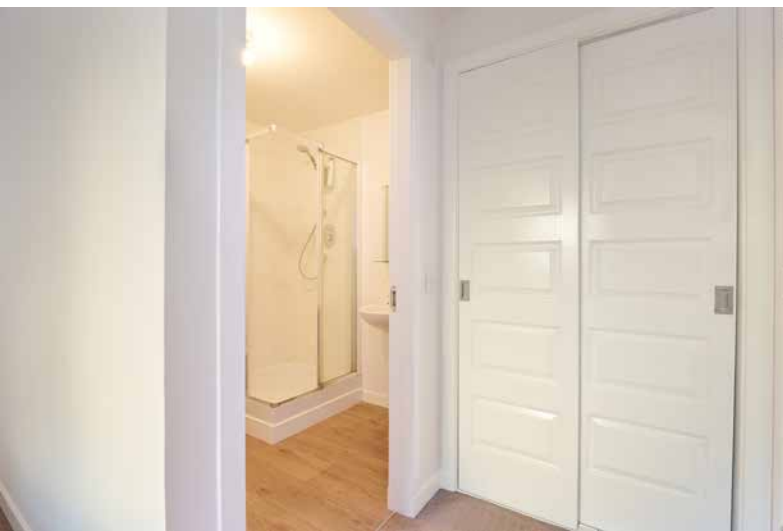
THE BATHROOM



BEDROOM 1



benefiting from a private
en-suite shower room



BEDROOM 2



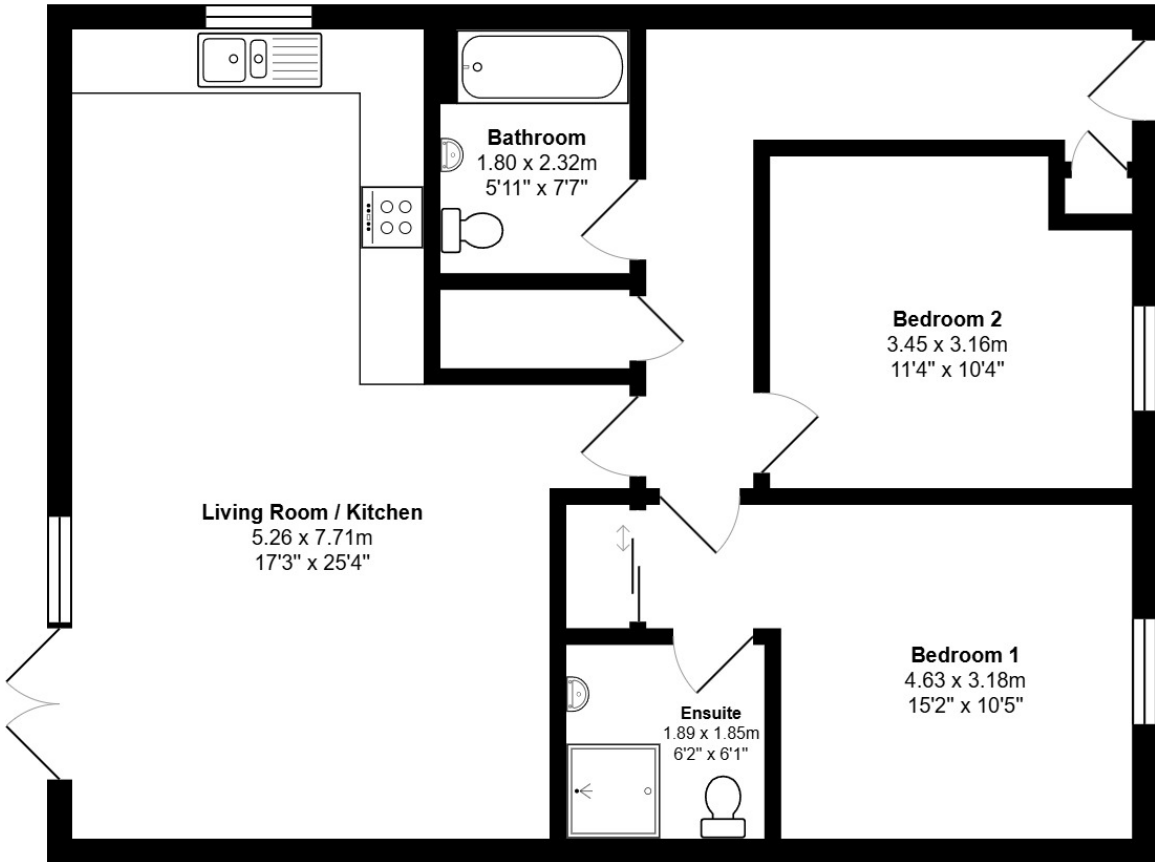
Further benefits include gas central heating, double glazing, excellent storage throughout the property, and secure entry access for additional peace of mind.

Early viewing is highly recommended to appreciate the quality, space, and superb condition of this attractive ground floor apartment.

EXTERNALS

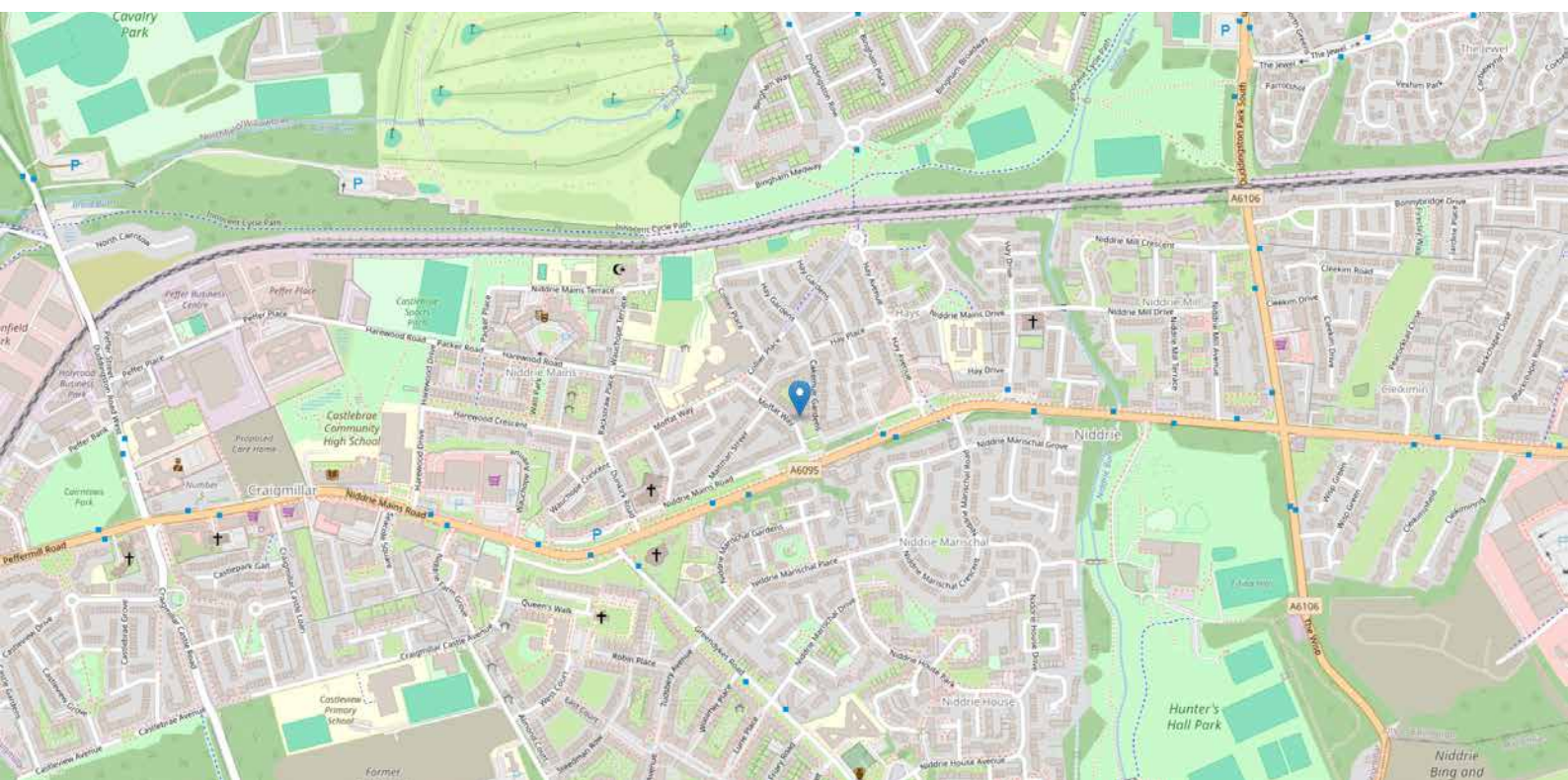


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 77m² | EPC Rating: B



THE LOCATION

Niddrie is a long-established, much-respected residential district lying on the east side of the city, adjacent to the Portobello/Musselburgh Bypass. The area is exclusively residential and comprises a wide variety of property styles. Recently, a few residential, well-designed estates have been developed offering a variety of property styles and sizes.





Within the area is Asda, capable of supplying everything for most families' normal weekly requirements at very competitive prices. If a greater variety is required, the Cameron Toll shopping complex is only a short distance from the property, and here banking and building society services can be found along with a wide variety of High Street stores, along with a Sainsbury's Superstore. There is also Kinnaird Park retail complex nearby.

Niddrie is also close to Holyrood Park, the New Royal Infirmary and Craigmillar Castle.



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