



Solicitors & Estate Agents










Offers Over
£165,000

28/10 Moat Street

Slateford | Edinburgh | EH14 1PJ

This spacious and bright top floor flat, situated within the popular district of Slateford, close to a host of excellent local amenities and transport links is presented to the market in move-in condition and would ideally suit the first time buyer or young professionals and internal viewing is highly recommended.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining open plan to stylish fitted kitchen, well proportioned double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge, oven/hob and other items of furniture can be made available by separate negotiation.

Gardens & Parking

There is a well maintained communal garden 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.





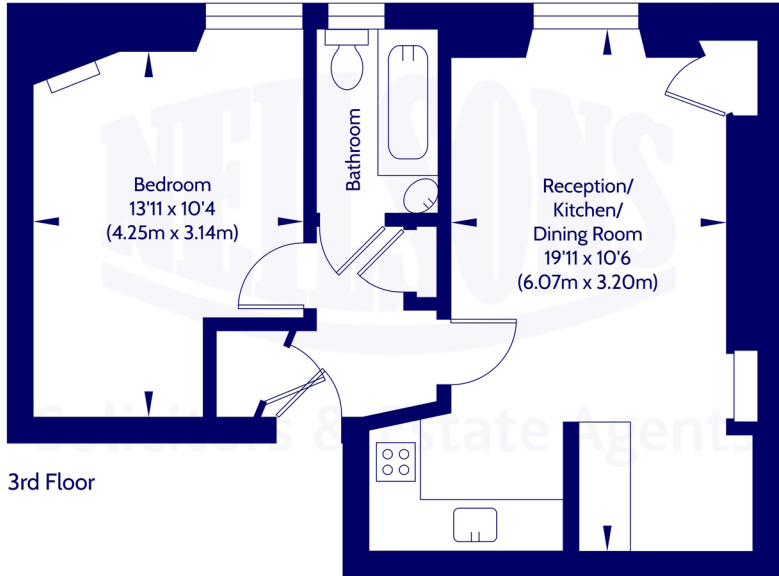
Location

Slateford is situated to the southwest of the City Centre and is conveniently located for Edinburgh Napier University, Heriot Watt Campus and those wishing to commute into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road and good local day to day amenities available within nearby Gorgie. Local recreational facilities can be found at the nearby Harrison Gardens, Corn Exchange Village, including ten pin bowling, snooker and indoor football. Further recreational facilities can be found at Meggetland Sports Complex, Saughton Park and Craiglockhart Sports and Tennis Centre. Edinburgh West Retail Park is located just opposite the Corn Exchange and includes an Aldi, M&S, Costa & Greggs. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the City Centre as well as the Airlink bus service to Edinburgh Airport.





Approx. Gross Internal Floor Area 44 Sq M / 472 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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