



Solicitors & Estate Agents



Offers Over

£170,000

28/6 Moat Terrace

Slateford | Edinburgh | EH14 1PS

This bright and beautifully presented second floor flat is pleasantly situated within the popular district of Slateford, close to a host of excellent local amenities and transport links. The property is presented to the market in true move-in condition and would ideally suit the first time buyer or young professionals.

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



Description

Boasting lovely open views towards the Pentland Hills, this stylish south-west facing property offers bright, well-presented accommodation throughout. The welcoming reception hallway features two built-in storage cupboards and leads to a light and airy lounge with a dining recess. The contemporary fitted kitchen provides ample wall and floor-mounted units. A generous, well-proportioned double bedroom and an attractive bathroom with a white three-piece suite and shower over bath complete the layout. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine and fridge.

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, offering convenient access to Edinburgh Napier University and those wishing to commute into the city centre. Local shopping options include an Asda superstore at Chesser Avenue and Sainsbury's at both Gorgie and Longstone.

The area benefits from a range of recreational facilities such as the Corn Exchange Village, Saughton Park and Craiglockhart Sports and Tennis Centre, while Edinburgh West Retail Park, home to Aldi, M&S, Costa and Greggs

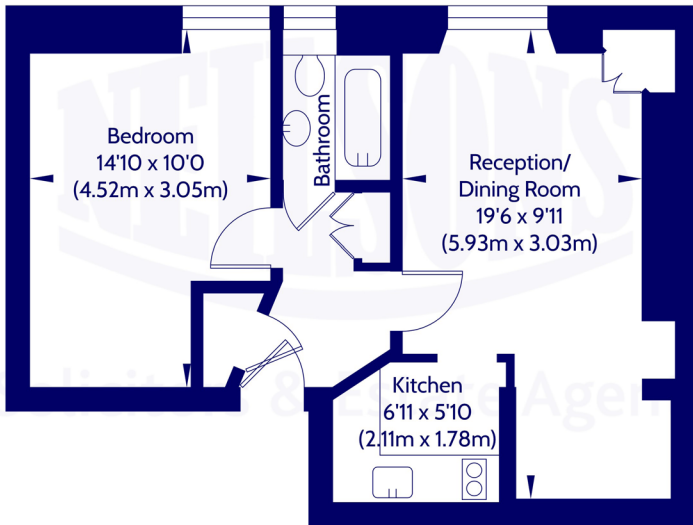
sits just opposite the Corn Exchange. Residents also enjoy easy access to the Water of Leith and Union Canal walkways, providing pleasant routes for walking and cycling. Fitness enthusiasts will appreciate nearby gym facilities including Nuffield Health and Pure Gym. Public transport is well served by Slateford train station and regular bus services to and from the City Centre.





Approx. Gross Internal Floor Area 41 Sq M / 438 Sq Ft.

2nd 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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