

**31 Moat Street,  
Edinburgh, EH14 1PE**

**Offers Over £299,000**

- Hallway with large under stair storage cupboard
- Living room with gas fireplace
- Kitchen/diner with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances included in sale
- Two double bedrooms with master featuring built in wardrobes
- Shower room with two-piece suite and mains walk in shower
- Utility room
- Gas central heating and double glazing
- Beautiful private back garden
- Off-street parking



1



2



1



EPC E





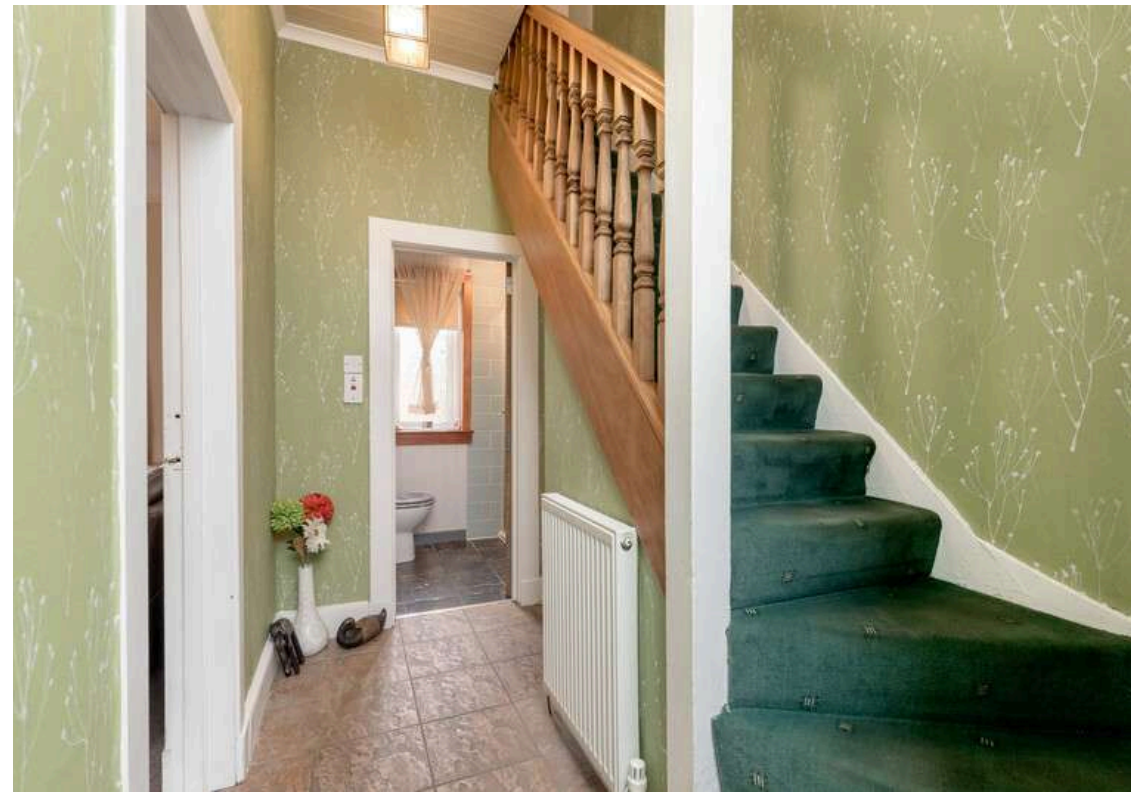
## Detached

Blair Cadell are delighted to bring to market this unique two bed detached house in the heart of Slateford. With superb links to the city centre and fantastic local amenities, the property would be ideal for the young professional or family and viewings are a must.

The accommodation comprises of a large entrance hallway with a large under stair storage cupboard. A large living room with a gas fireplace perfect for evening relaxing. A kitchen/diner with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances included in the sale. On the first floor there are two large double bedrooms with the master featuring fitted wardrobes offering plenty of storage space. A shower room with a two-piece suite and mains walk in shower. A useful utility room to the rear of the house with additional storage and white goods that offers access to an immaculate private back garden that offers plenty of room to extend as well. Gas central heating and double glazing throughout for maximum efficiency and off-street parking.

Moat Street is located in Slateford which is on the southwest side of the city centre which can be easily accessed via a frequent public transport service, there is also a train station in Slateford serving Livingston and Glasgow Central. The bypass is a short drive away and leads to the central belt motorway network and the International Airport. Shopping facilities include the recently opened Edinburgh West Retail Park, a Sainsbury's superstore, Lidl, Aldi and a 24hr ASDA. Recreational facilities include the Corn Exchange Village, a couple of gyms such as Nuffield Health and Pure Gym, walks along the Union Canal and Water of Leith Walkway and a number of popular bars and restaurants all within easy access

**Viewing by appointment on 0131 337 1800**





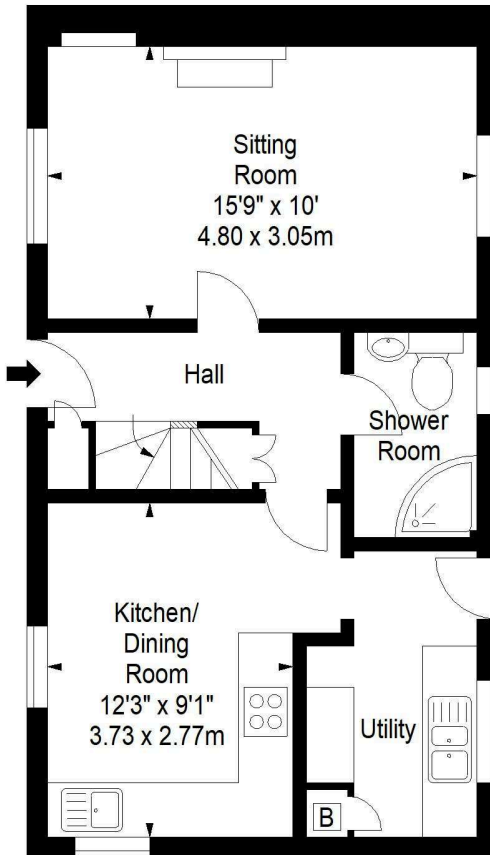
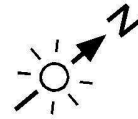




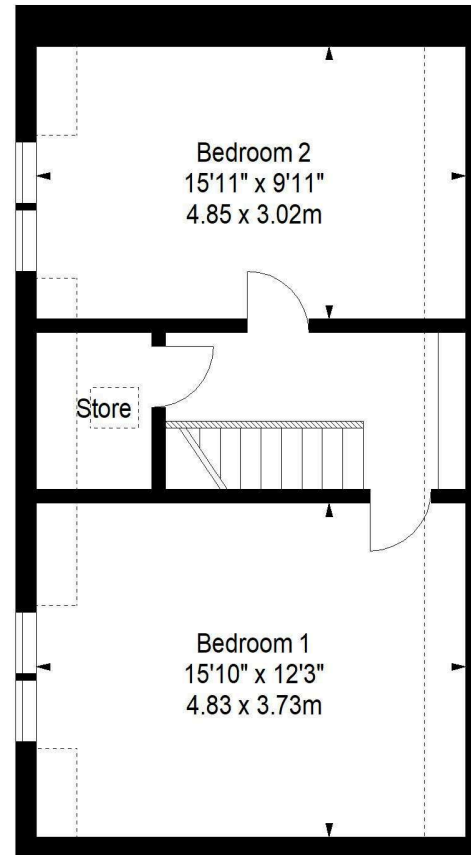
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Approx. Gross Internal Area  
915 Sq Ft - 85.00 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

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