



Flat 6, Ninth Floor, Hutchison House, Moat Drive,
Edinburgh EH14 1NT

www.mcdougallmcqueen.co.uk



An excellent opportunity for the first time buyer or investor, McDougall McQueen present to the market this well-proportioned two bedroom ninth floor flat forming part of a multi storey block offering excellent views over the city. The property is ideally located within the popular Slateford area Of Edinburgh lying to the west of the city close to an abundance of local amenities and excellent transport links. The communal areas are maintained by the local council, the building has a secure entry system and is served by a lift providing access to all floors. We would recommend an early viewing given how popular properties in the area can be.

- Reception hallway with useful storage facilities.
- Bright and spacious living room with the most spectacular views over the city.
- Kitchen equipped with wall and base units, two useful storage cupboards, white goods included in the sale, door accesses the balcony.
- Double bedroom with excellent views to Edinburgh Castle and Murrayfield Stadium taking in Edinburgh's skyline.
- Further double bedroom with fabulous views.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Electric heating.
- Double Glazing.
- On street parking.
- Communal areas are maintained by the local authority with a monthly service charge for cleaning and garden maintenance.
- It should be noted the property is constructed of a non-traditional concrete frame design and is located on the ninth floor of a 10 storey high rise block. You should check with your Financial Adviser as to its suitability in respect of lenders' individual requirements.



Location

Moat Drive forms part of the popular and thriving residential area of Chesser which is situated approximately three miles west of Edinburgh City Centre. An excellent selection of shops can be found in the immediate vicinity including M&S food hall, Aldi together with a 24hour Asda superstore. There are a good range of leisure opportunities in the surrounding area including lovely walks along the Union Canal and the beautiful water of Leith Walkway, Carrick Knows Golf Course, Nuffield Fitness and Wellbeing Centre, the Corn Exchange including bowling alley. Excellent bus services link the city centre and surrounding area, and the City Bypass is close at hand, giving access to central Scotland's motorway network.

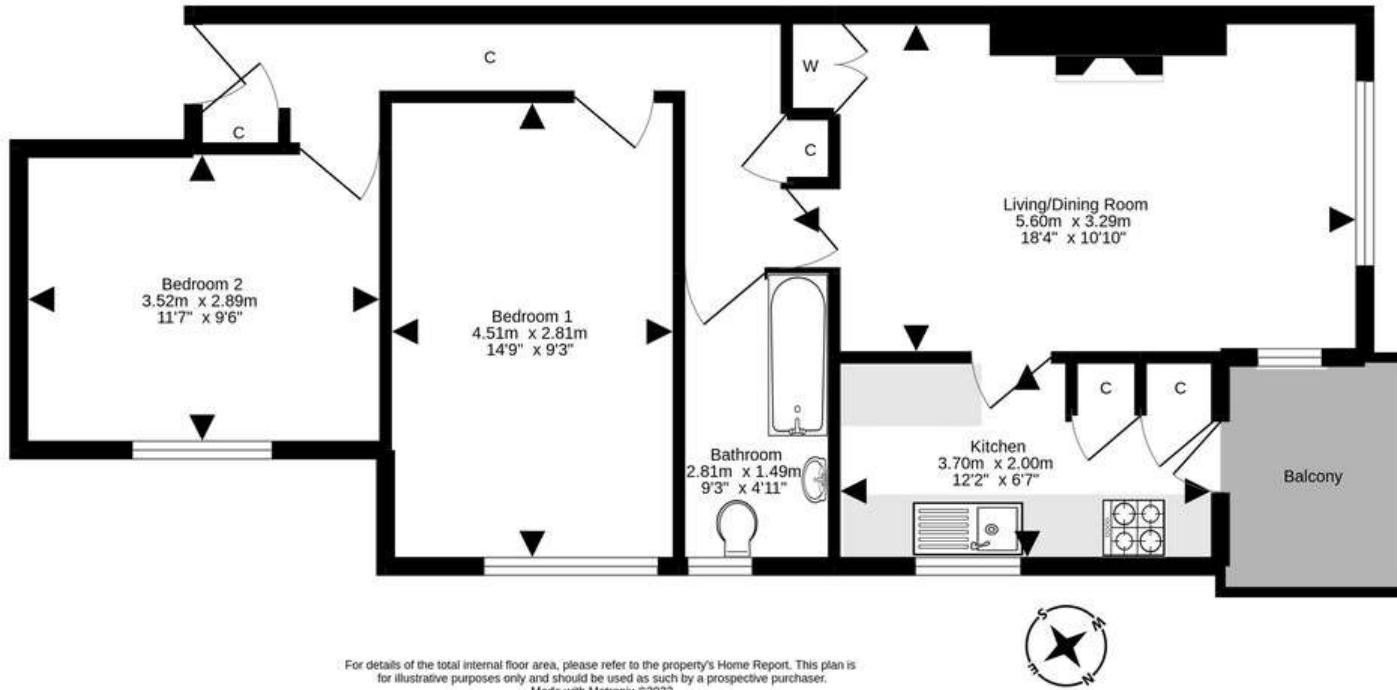
Extras

All white goods included

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - F



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

