

**32/6 Moat Terrace
Edinburgh EH14 1PS**

Offers Over £245,000

- Hallway with two large storage cupboard
- Living/dining room with fantastic views to Pentlands
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms with the master featuring dressing area and en-suite
- Bathroom with three-piece suite and electric shower over the bath
- Gas central heating controlled by Nest and double glazing
- Communal green
- Residents parking



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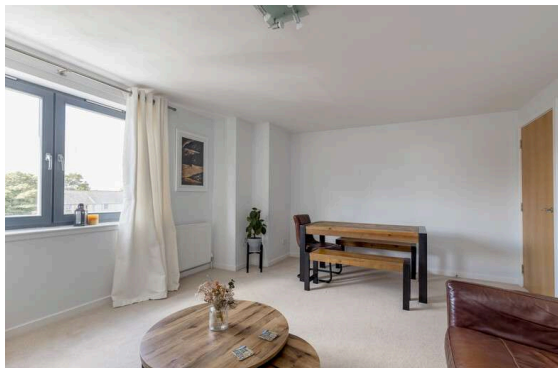
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2



EPC B



Third Floor Flat

Blair Cadell are delighted to bring to market this fantastic two bed flat that is ideally placed for swift access to the city centre making it the perfect property for a first time buyer or young professional.

The accomodation comprises of an entrance hallway with two useful storage cupboards, a large living/dining room with fantastic views up the Pentland hills making it the perfect space for hosting friends and family. Kitchen featuring a range of floor and wall mounted units, gas hob and electric oven and integrated appliances that are included in the sale. There are two generous double bedrooms with the master featuring a dressing area with fitted wardrobes and an en-suite with a two piece suite with a mains walk in shower. There is an additional bathroom with a three-piece suite and electric shower over the bath, gas central heating controlled via nest and double glazing throughout for maximum efficiency, a communal green and resident parking.*No warranties given for systems or appliances*

Moat Terrace is in a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus, tram or train all of which are accessible very close by. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which has even more gyms for the fitness fanatics and are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens.

Viewing by appointment on 0131 337 1800

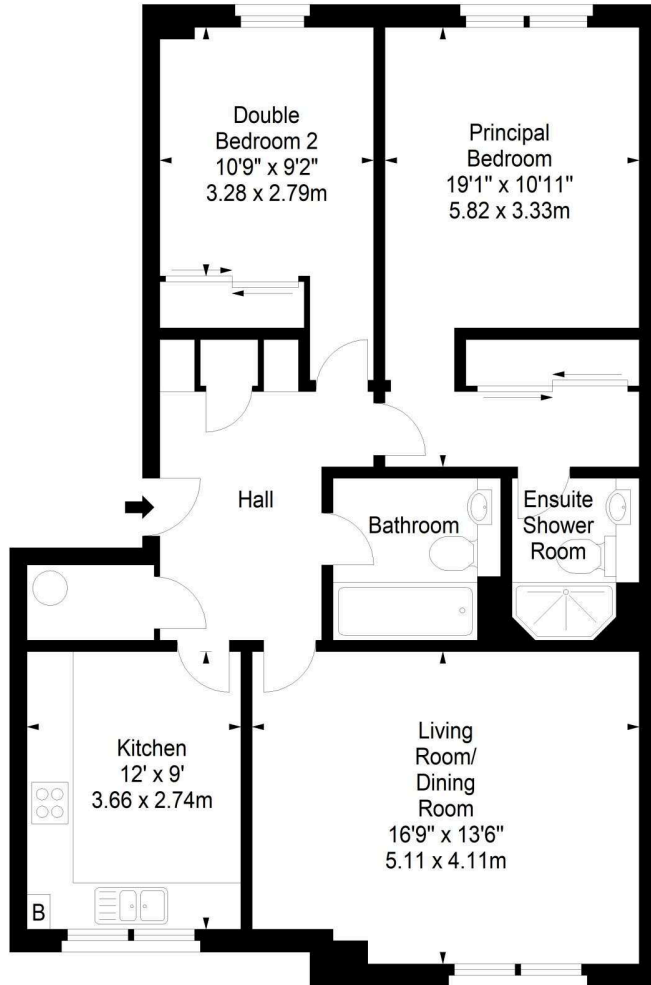




Moat Terrace, EH14 1PS



Approx. Gross Internal Area
918 Sq Ft - 85.28 Sq M
For identification only. Not to scale.
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Third Floor



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