

**17/2 Moat Drive
Edinburgh EH14 1NU**

Fixed Price £175,000

- Hallway with two large storage cupboards
- Large living/dining room with electric fireplace
- Galley kitchen with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale
- Two double bedrooms, one with fitted wardrobes
- Bathroom with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Large communal drying green and private front garden
- Free on-street parking



1



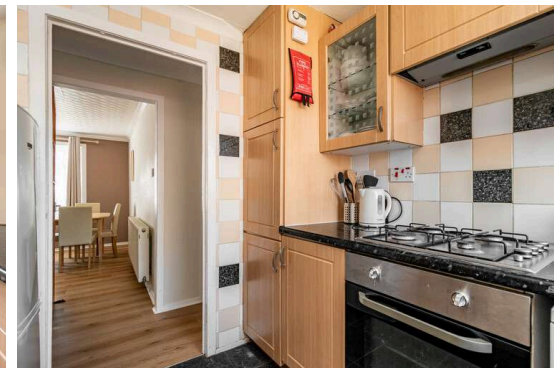
2



1



EPC C



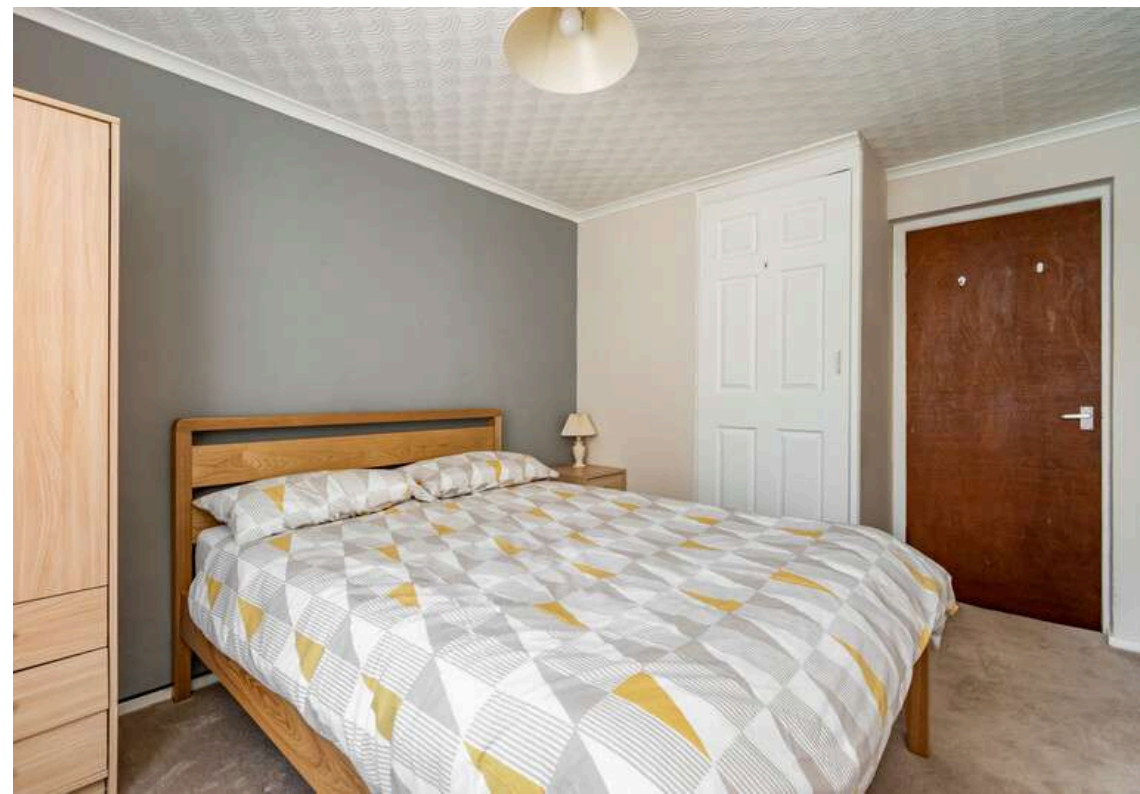
Ground Floor Flat

Blair Cadell are delighted to bring to market this immaculate ground floor flat ideally located to local amenities and offering swift access to the city centre. The property would be ideal for the first time buyer or buy to let investor.

The property comprises of an entrance hallway with two large storage cupboards. A large living/dining room with an electric fireplace which is the perfect place for evening relaxing. There is a galley kitchen with a range of floor and wall mounted units, gas hob and electric oven and appliances which are included in the sale. Two generous double bedrooms with the master bedroom featuring built in wardrobes. A family bathroom with a three-piece suite and electric shower over the bath. Gas central heating and double glazing throughout the property for maximum efficiency. A communal drying green along with a private front garden. Free on-street parking

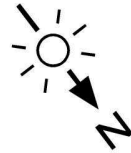
Moat Drive is to the west of the city center and comes with an abundance of great shopping facilities in the area including a Lidl and Aldi, 24hr ASDA, Sainsbury's and the Edinburgh West Retail Park. Recreational facilities within handy walking distance include the Corn Exchange Village, Pure gym and Nuffield Health for fitness enthusiasts and Fountain Park Leisure Complex which has a vast range of restaurants and entertainment options such as a Cinema and Bowling Alley. There are beautiful walks in the area along the Union Canal and Water of Leith Walkway. For those working in town it can be easily accessed via a frequent bus or train service from Slateford Station which also gives great access to Glasgow. The bypass is a short drive away and leads to the M8/9/90 motorway network and along with the airport for commuters

Viewing by appointment on 0131 337 1800





Moat Drive, EH14 1NU

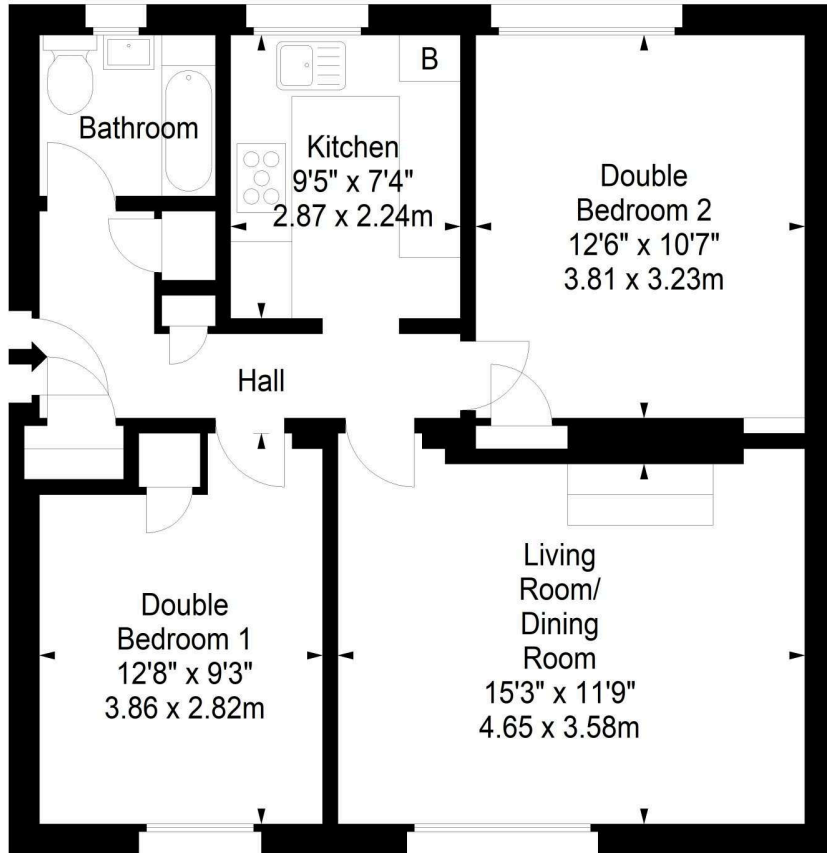


Approx. Gross Internal Area

645 Sq Ft - 59.92 Sq M

For identification only. Not to scale.

© SquareFoot 2023



Ground Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

