



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8 Moat Terrace

Slateford, Edinburgh, EH14 1PR

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Offering a well-presented city home in move-in condition and with attractive, modern interiors, this two-bedroom main-door ground floor flat in Slateford is sure to appeal to a wide demographic. The flat benefits from an excellent location close to local amenities, transport links and green space, with the heart of the capital lying just a few miles away.



Property Summary

- Main-door ground-floor flat in Slateford
- Modern, neutral interiors
- Entrance vestibule and hall with storage
- Southwest-facing living/dining room with fireplace
- Attractive, modern kitchen
- Two double bedrooms
- Bright bathroom with shower-over-bath
- Direct access to large shared garden from bedroom two
- Private fenced garden area to front
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B





Main-door ground-floor flat in a move-in condition with a large living/dining room, modern kitchen, two bedrooms and bright bathroom



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dream property!



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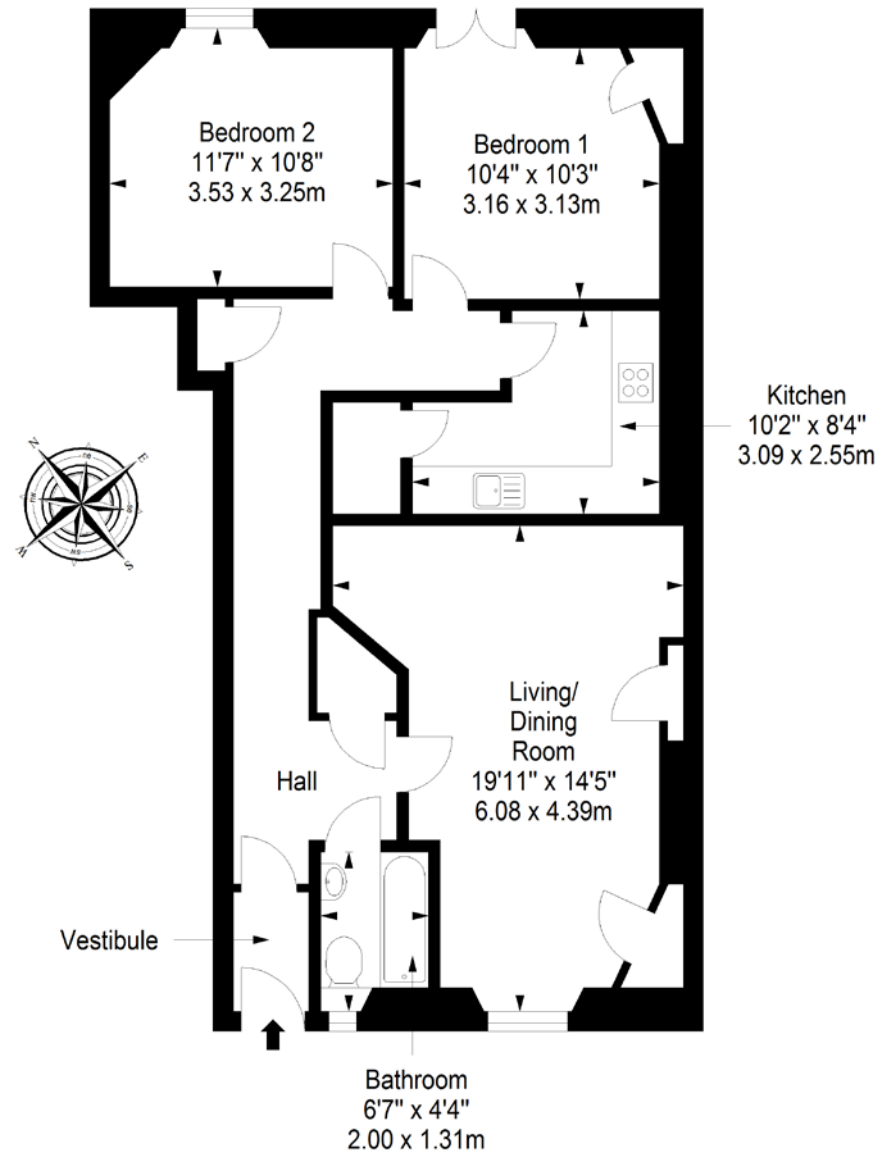
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 74.0 sq. metres (796.6 sq. feet)



Total area: approx. 74.0 sq. metres (796.6 sq. feet)