

**34/7 Moat Terrace
Edinburgh EH14 1PS**

Offers Over £280,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and double oven and integrated appliances
- Three double bedrooms with one featuring an en-suite
- Family bathroom fitted with three-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Residents parking



1



3



2



EPC B



Second Floor Flat

Blair Cadell are delighted to bring to market this second floor flat with stunning outlooks over Edinburgh and the Pentlands. Situated at the end of a quiet cul de sac and accessed via a lift with generous living space and three double bedrooms the property would be ideal for a range of purchasers.

The accommodation comprises of a south facing living room which is bathed in natural light keeping it warm throughout the year. Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances that are all included in the sale. There are three-double bedrooms, two with fitted wardrobes and the master features an en-suite with a three-piece suite and electric shower over the bath. Bathroom fitted with a three-piece suite and a mains walk in shower. Gas central heating and double glazing throughout the property for maximum efficiency. Stunning views over Edinburgh and beyond. Residents parking and a useful bike store to the rear of the property and a lift to all levels.

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 and M&S food and Aldi at Hutchison Road. 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

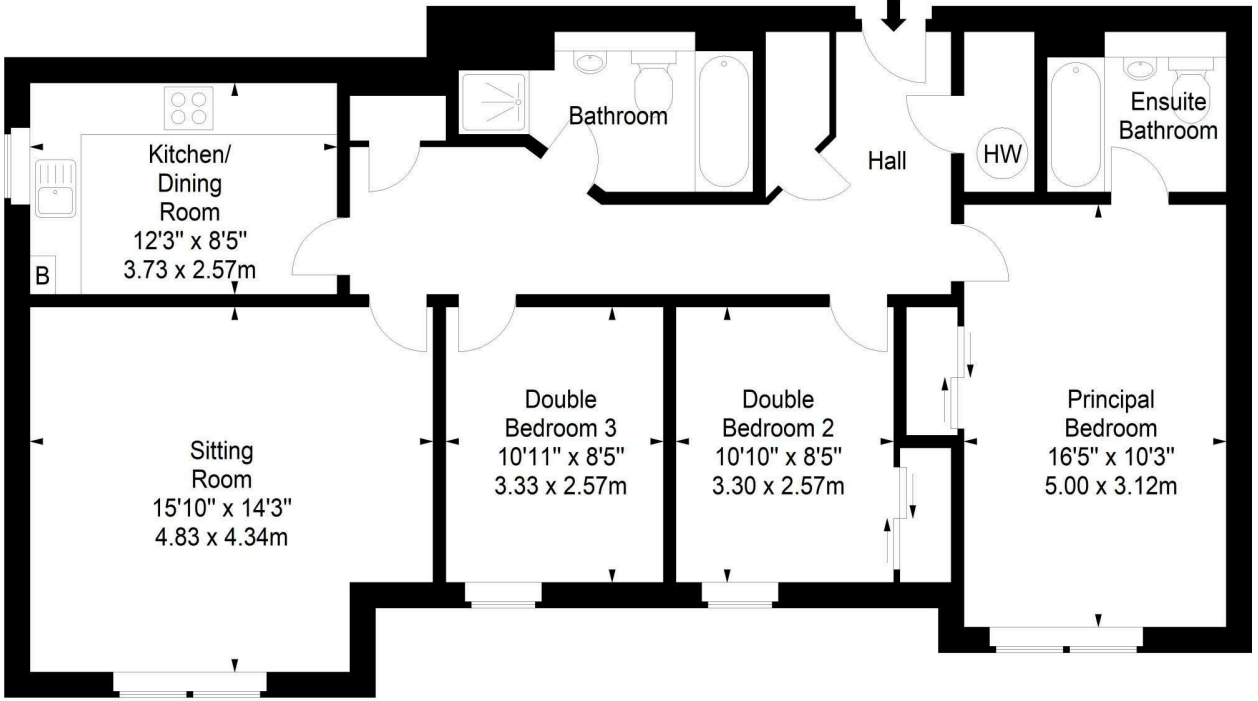




**Moat Terrace,
Edinburgh, EH14 1PS**



Approx. Gross Internal Area
1033 Sq Ft - 95.97 Sq M
For identification only. Not to scale.
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