










Offers Over
£150,000

40/9 Moat Street

Slateford | Edinburgh | EH14 1PH

This delightful top floor flat enjoys a quiet rear-facing position in a traditional tenement building and offers an excellent first time buy, close to superb local amenities and transport links. The property is attractively presented for sale with tasteful décor throughout and is in move-in condition.

-  1 Bedroom
-  1 Reception Room
-  1 Bathroom
-  Shared Garden
-  Free on street parking
-  EPC Rating – D
-  Council Tax Band – B



Description

Accessed via a well-maintained communal stair with secure entry system, at the third (top) floor the front door opens to a welcoming hallway with useful built-in storage space. The open plan reception and dining room offers ample space for both living and dining furniture with the kitchen accessed via an open doorway offering a sociable connection between the spaces, ideal for entertaining. The kitchen is fitted with a good range of modern wall and base units with integrated oven, hob and cooker hood. There is a large double bedroom with the IKEA Pax wardrobes included in the sale. A bathroom with white suite and electric instant over bath shower completes the accommodation. Benefits on offer include gas central heating from a combi boiler (installed 2020) and full modern upvc double glazing.



Extras

The oven, hob, cooker hood, washing machine, light fittings, curtains, window blinds and fitted floor coverings are to be included in the sale along with the wardrobes in the bedroom.

Gardens and Parking

To the rear of the building is an attractively maintained communal garden and drying green. The area is predominantly laid to lawn with clothes drying posts, bordered by attractive and well-stocked, mature flower and shrub beds. Unrestricted parking is available on the street.

Viewing

Please contact Neilsons on 0131 625 2222





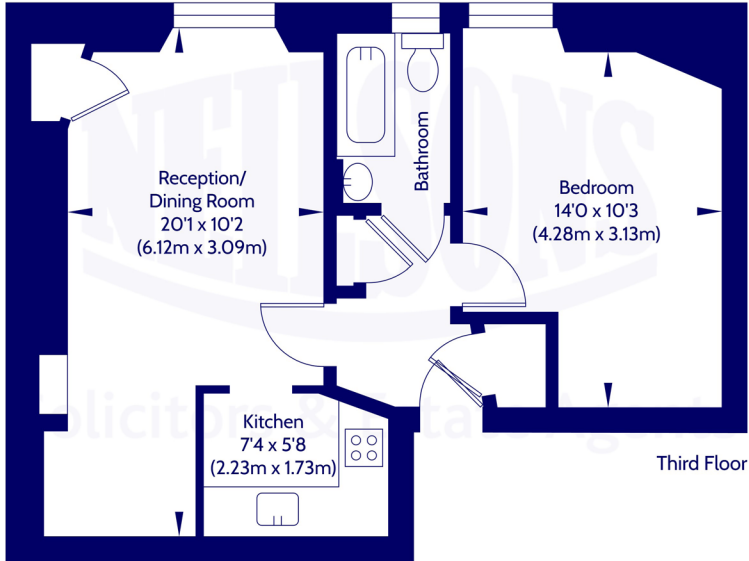
Location

The property is situated in the increasingly popular Slateford district of southwest Edinburgh, convenient for Napier and Heriot Watt universities and ideally placed to take advantage of excellent local amenities. The Edinburgh West Retail Park with M&S Food, Aldi, Costa and Greggs is within easy walking distance and a good selection of independent shops and cafes are also close at hand, along with an Asda superstore. Entertainment facilities include the Corn Exchange complex with the o2 Edinburgh Arena, 10 pin bowling and indoor football. Further recreational facilities include a wide choice of parks and green spaces including the wonderful Saughton Park and Rose Garden, walkways and cycle routes to the Water of Leith and Union Canal and the Meggetland Sports complex. Regular local bus services provide swift access to the city centre and surrounding areas and there is a local train station with connections to Waverley and Glasgow.





Approx. Gross Internal Floor Area 41.92 Sq M / 451 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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