










Offers Over
£160,000

16/4 Moat Street

Slateford | Edinburgh | EH14 1PL

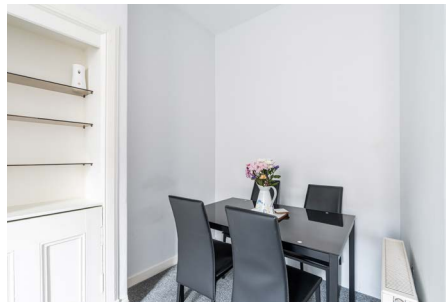
This delightful 1st floor flat is quietly positioned to the rear of a traditional tenement in the popular, high amenity area of Slateford, close to excellent shops, services and transport links. Offered to the market in move-in condition, ideally suited for the 1st time buyer or rental investor.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  Communal Garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band – C



Description

The light and stylish accommodation benefits from double glazing, gas central heating with combi boiler and has the added benefit of a secure entryphone system into the well kept communal stairwell. In excellent decorative order and with a modern interior throughout, the property comprises; entrance hallway with good storage provisions. There is a spacious lounge/diningroom with feature wall-mounted contemporary electric fire, a modern fitted kitchen with built-in hob/oven and hood, a generously proportioned double bedroom with adequate space for wardrobes and the stylish shower room comprises of a white three piece suite with electric shower. This is a must see to be fully appreciated!



Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and electric fire in the lounge.

Gardens and parking

There is a communal garden located to the rear of the building and for the car owner, permit and metered parking is available within the street.

Viewing

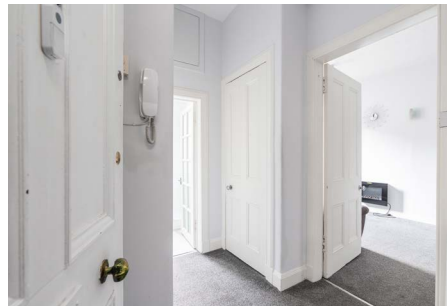
By appointment with Neilsons on 0131 625 2222.





Location

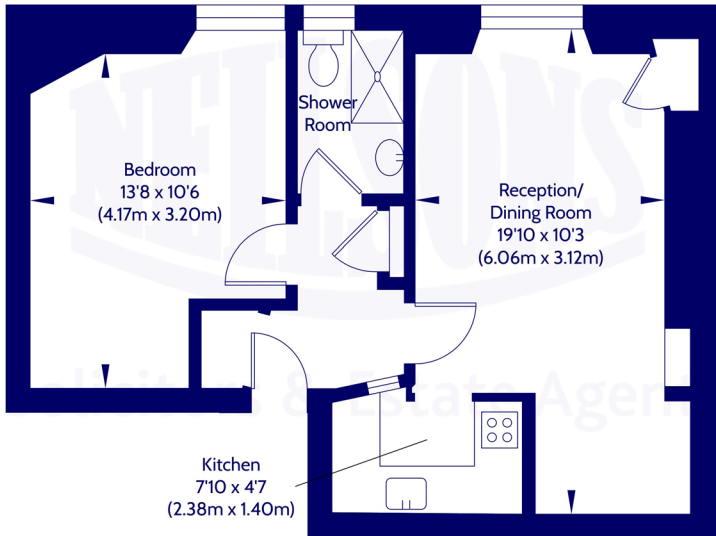
The property is situated in the increasingly popular Slateford district of southwest Edinburgh, convenient for Napier and Heriot Watt universities and ideally placed to take advantage of excellent local amenities. The Edinburgh West Retail Park with M&S Food, Aldi, Costa and Greggs is within easy walking 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 41.99 Sq M / 452 Sq Ft.

First Floor



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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