



52/11 MOAT STREET

SLATEFORD, EDINBURGH, EH14 1PH



1

Public Room



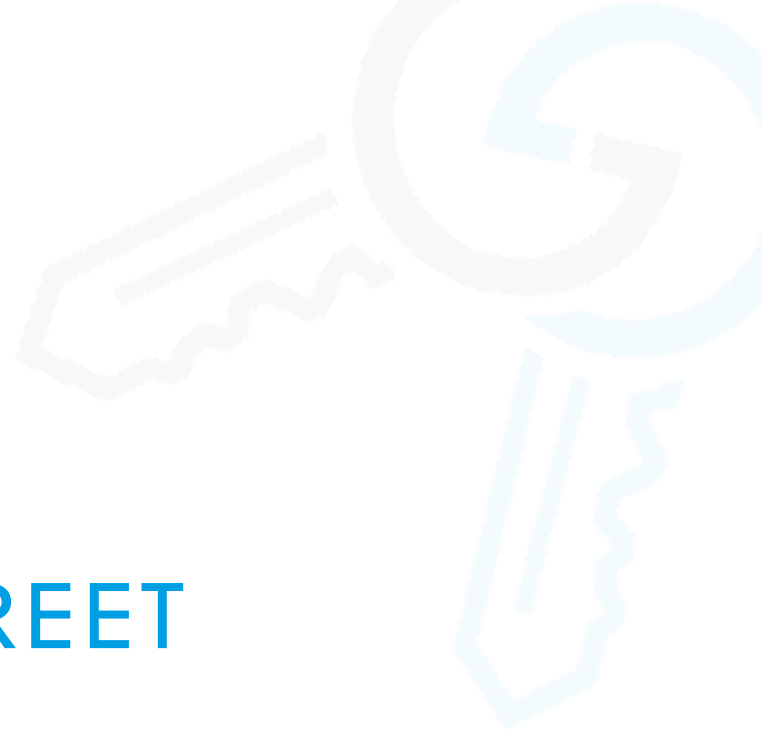
1

Bedrooms



1

Bathroom



52/11 MOAT STREET

Discover a beautiful one-bedroom third/top-floor flat, which has been completely refurbished to high standards, providing an outstanding city home in a sought-after location. The property further boasts traditional architecture, alongside stylish modern interiors that offer a desirable blank canvas.

An on-trend kitchen and shower room are newly installed as well, adding to the home's impeccable quality. In addition, it has access to controlled parking and a fantastic communal garden laid with a large lawn. Situated in Slateford, residents are close to supermarkets and amenities, schools, and transport links for speedy connections into the city centre.







D
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A fully-refurbished third/top-floor flat
- Part of a traditional tenement building
- Desirable location in popular Slateford
- Modern neutral interiors throughout
- Secure entry system and shared stairwell
- Entrance hall with built-in storage and utility cupboard
- Stylish open-plan kitchen/living/dining room
- Fashionable Shaker-inspired kitchen
- Large double bedroom with fitted wardrobes
- Contemporary three-piece shower room
- Large and well-kept communal garden
- Controlled permit parking (Zone S6)





Extras: integrated kitchen appliances (oven, gas hob, concealed extractor, fridge/freezer and dishwasher) and washing machine to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included, as these items are left in a sold as seen condition.





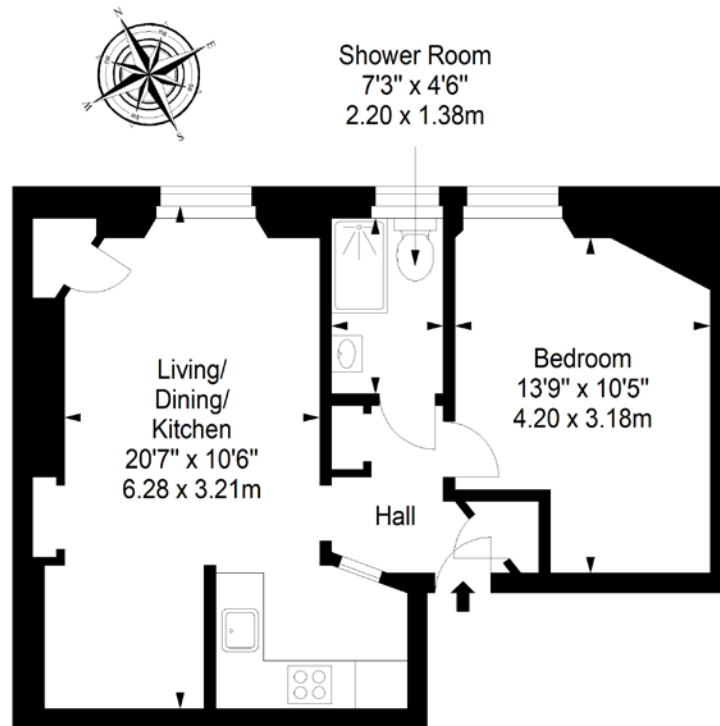
SAUGHTON ROSE GARDENS

SLATEFORD, EDINBURGH

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep as well, including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym, and a selection of family restaurants) and Meggetland Sports Complex, where you will find unrivalled team sports facilities, such as football, rugby, and cricket pitches, as well as a full-size Astroturf pitch. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling from the early years, to primary and secondary education. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh International Airport, and the M8/M9 motorway network.

Third Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 44.3 sq. metres (476.8 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.