



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
- Inviting entrance hall with built-in storage
- 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 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.

There is a stair fund in place for stair cleaning and upkeep of the garden. The cost of this is around £158 per annum.





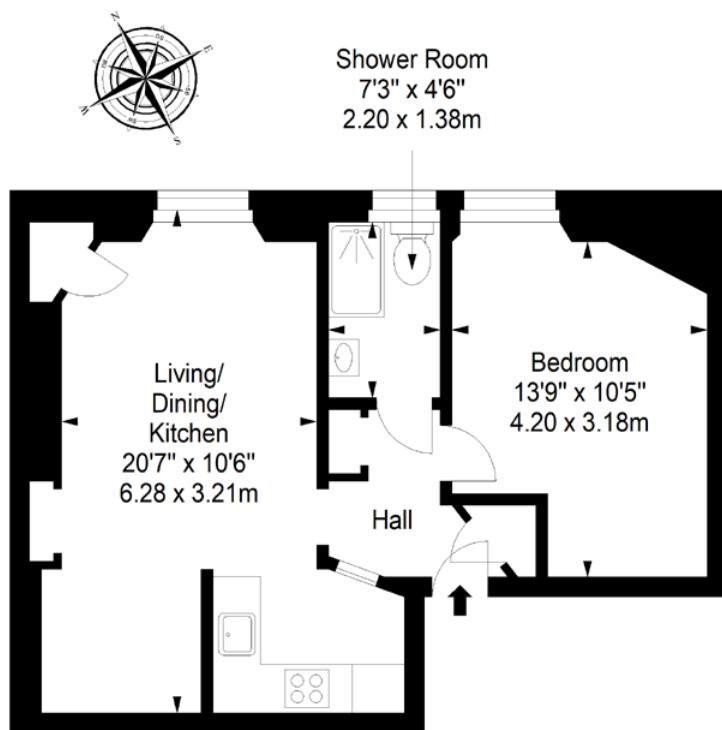
SAUGHTON ROSE GARDENS

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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