



5/3 Moat Drive, Edinburgh, EH14 1NU



Welcome

Welcome to Moat Drive, this well-proportioned two bedroom first floor flat offers bright and spacious accommodation ideally suited to the first time buyer, small family or investment opportunity. The property is conveniently located in the popular Slateford area of Edinburgh close to many local amenities and swift transport links. Presented to the market in good order thought we would recommend an early viewing.

- Reception hallway, with excellent storage.
- Front facing living room with twin windows.
- Fully fitted kitchen with white goods included.
- Two double bedrooms.
- Newly installed bathroom comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Private garden to the rear to include shed and greenhouse.
- Communal drying green.





Slateford

The property is located in the popular residential area of Slateford, which lies to the west of Edinburgh City Centre. There are excellent local shops providing for all day-to-day requirements including an Asda, Aldi and M&S just off Chesser Avenue and Lidl on Slateford Road. Restaurants, bars and bistros can be found in nearby Bruntsfield as well as Gorgie and Dalry. There is a wide range of leisure facilities nearby including the Corn Exchange and Nuffield Health & Leisure Club. Fountain Park Leisure Complex with its multi-screen cinema, Megabowl, bars and restaurants is also within easy reach of the property. The property is well placed for the frequent bus route along Slateford Road and the City Bypass is easily accessible. It is also well placed for Napier and Heriot Watt Universities.


Extras

The integrated kitchen appliances, washing machine, freezer, curtains, blinds and fitted floor coverings are included.

Get in touch

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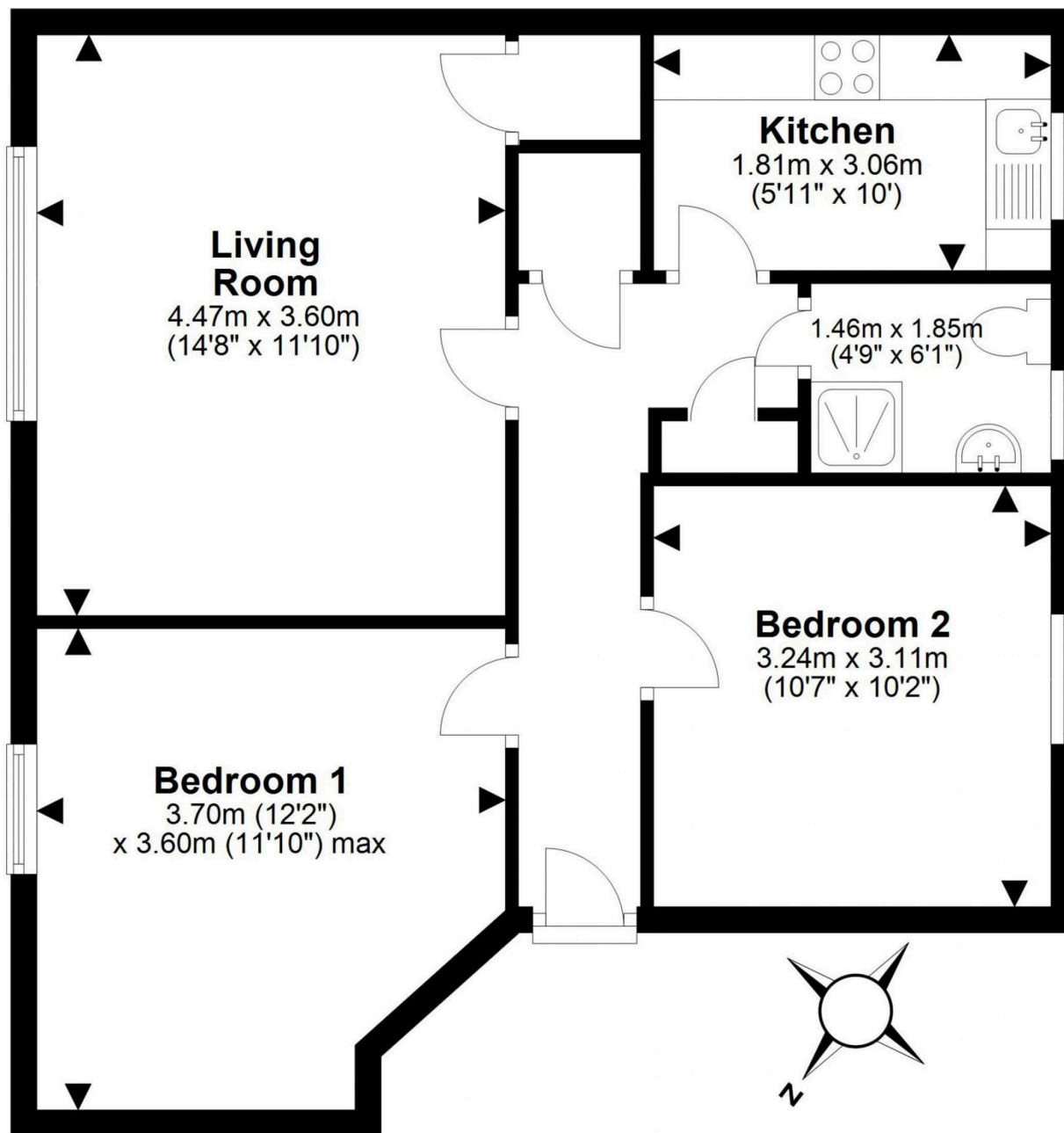
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Bruntsfield Office:

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.