



20 Moat Place,  
Slateford, Edinburgh, EH14 1PP

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Entrance vestibule.
- Reception area with original tiled flooring & walk-in storage cupboard.
- Carpeted staircase leading to upper level.
- Reception hall with excellent walk-in storage cupboard.
- Well presented & good-sized southeast facing living room.
- Dining kitchen with appliances.
- Two generously proportioned double bedrooms.
- Contemporary fitted bathroom with shower & underfloor heating.
- Gas central heating.
- Double glazing.
- Original features.
- Private pathway at front.
- Permit & metered parking.



## GENERAL DESCRIPTION

Attractive, main-door, second floor flat situated within the vibrant Slateford district of the City, a short journey to the southwest of Edinburgh City Centre and also an excellent range of local amenities. The property would make an ideal purchase for a professional person or a couple and is brought to the market in move-in condition.

COUNCIL TAX BAND  
TRAIN STATION

C.  
APPROXIMATELY 0.5 MILES TO SLATEFORD TRAIN STATION.  
APPROXIMATELY 1.6 MILES TO HAYMARKET TRAIN STATION.

AIRPORT  
BUSES

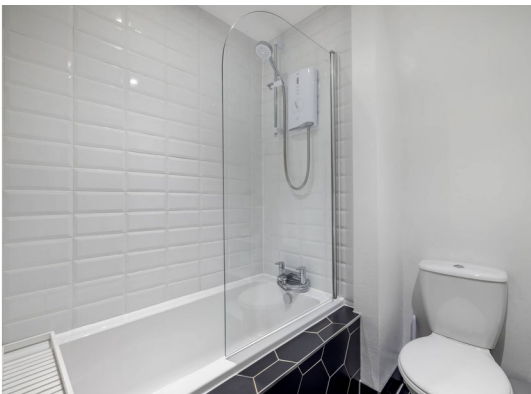
APPROXIMATELY 6.7 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

## LOCATION

Moat Place is located in the popular residential district of Slateford, to the southwest of the City Centre. The area is ideal for commuters with frequent bus services to the city and beyond, Slateford train station is a short walk away and there is easy access to the City bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport. Locally there is a choice of supermarkets and Edinburgh West Retail Park has a variety of shops including an M&S Foodhall. Neighbouring Gorgie & Dalry offer an abundance of day to day amenities, specialist shops, cafes and bars. Local recreational facilities can be found at Meggetland Sports Complex, Saughton Park, Fountain Park Leisure Complex, the O2 Academy and World of Bowling and Football. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Schooling is also well catered for with a range at all levels within the vicinity.

### EXTRAS:

ALL FITTED FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING RANGE COOKER, COOKER HOOD, AUTOMATIC WASHING MACHINE AND INTEGRATED DISHWASHER AND FRIDGE/FREEZER.

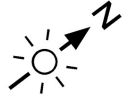




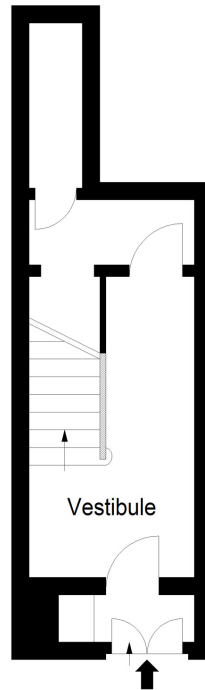
**Moat Place,  
Edinburgh, EH14 1PP**



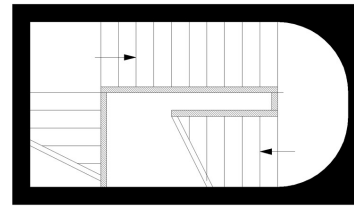
Approx. Gross Internal Area  
1121 Sq Ft - 104.14 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



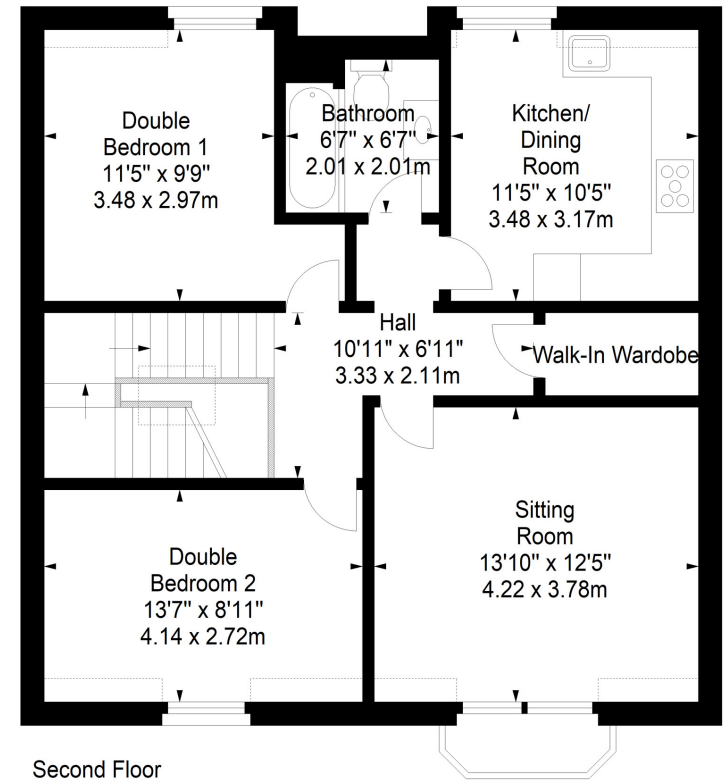
**ENERGY PERFORMANCE  
CERTIFICATE RATING E**



Ground Floor  
Entrance



First Floor



Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.