

**27/6 Moat Street,  
Edinburgh, EH14 1PE  
Edinburgh EH14 1PE  
Offers Over £170,000**

- Large living/dining room featuring gas fireplace and large cupboard
- Kitchen fitted with a range of wall and floor mounted units, gas hob and electric oven and appliances included
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Private garden area and communal drying green
- On-street permit parking

**Council Tax Band: G**

**Tenure: Freehold**

**Shared Ownership: No**



# Flat

Blair Cadell are delighted to present this two-bedroom flat, located in the ever-popular area of Slateford. This fantastic property is ideal for first-time buyers or young professionals and must be viewed to be fully appreciated.

The accommodation comprises a spacious living/dining room, perfect for entertaining friends and family, and benefits from a handy storage cupboard and gas fireplace. The modern kitchen features a range of floor and wall-mounted units, a gas hob, electric oven, and all appliances are included in the sale. There are two generous double bedrooms, with the principal bedroom boasting fitted wardrobes that provide ample storage space. The bathroom is fitted with a contemporary three-piece suite and a mains shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring maximum energy efficiency. Externally, there is a well-maintained rear garden with a useful shed and access to a communal drying green. On-street parking is readily available. **Please Note:** No warranties give for systems

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by a regular bus service. Tram and Train services are also at Haymarket station.

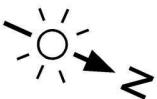
Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens

**Viewing by appointment on 0131 337 1800**

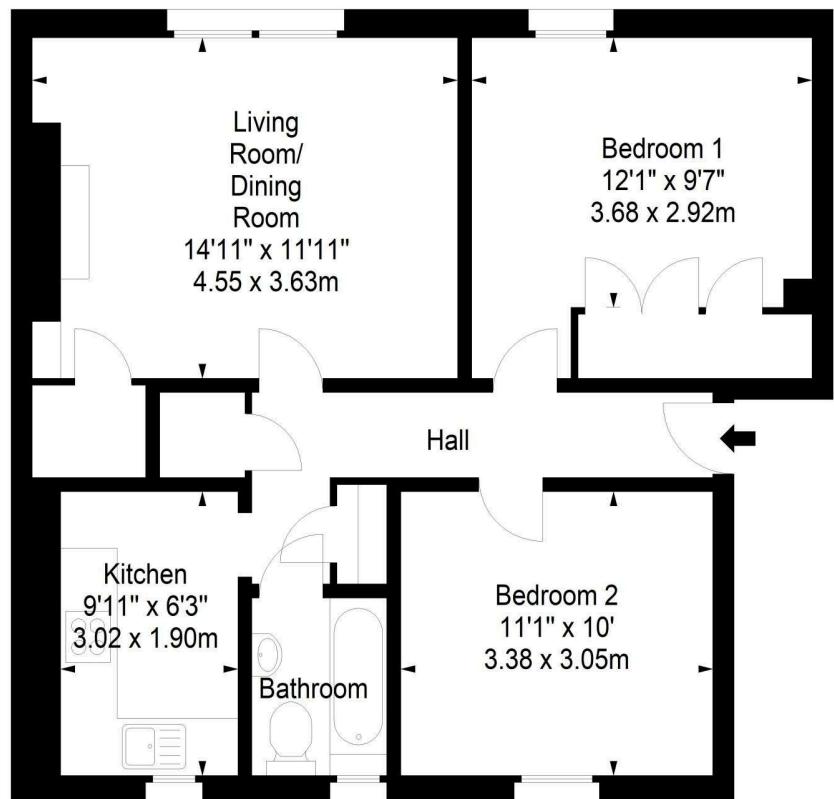




Moat Street,  
Edinburgh,  
Midlothian, EH14 1PE



Approx. Gross Internal Area  
655 Sq Ft - 60.85 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)