



13/2 Moat Drive, Edinburgh, EH14 1NU



Welcome

Welcome to Moat Drive This spacious and well-proportioned two-bedroom ground floor flat is located within the popular Slateford area of Edinburgh, offering comfortable accommodation and excellent outdoor space. The layout is practical and well balanced, making the flat suitable for a range of buyers including first-time purchasers, downsizers, or investors. Moat Drive is well placed for a variety of local amenities, with shops, schools, and leisure facilities close by. Excellent public transport links offer easy access to Edinburgh city centre and surrounding areas, while major road routes are readily accessible. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Gas central heating
- Double glazing
- Private gardens and driveway, permit and metered parking available
- Communal drying green



Slateford

Slateford is situated to the southwest of the City Centre and is conveniently located for Edinburgh Napier University and those wishing to commute into the City Centre with a bus stop a short walk away and provides quick access into the City Centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road together with exceptional local day to day amenities available within nearby Gorgie, including a new Lidl Store just a short walk from the property. Edinburgh West Retail Park is located just opposite the Corn Exchange and includes an Aldi, M&S, Costa & Greggs. The property is conveniently located for the Water of Leith and Union Canal walkways, which provide pleasant walks and cycle routes. Public transport is well represented with Slateford Road train station and regular bus services to and from the City Centre.

Extras

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



Get in touch

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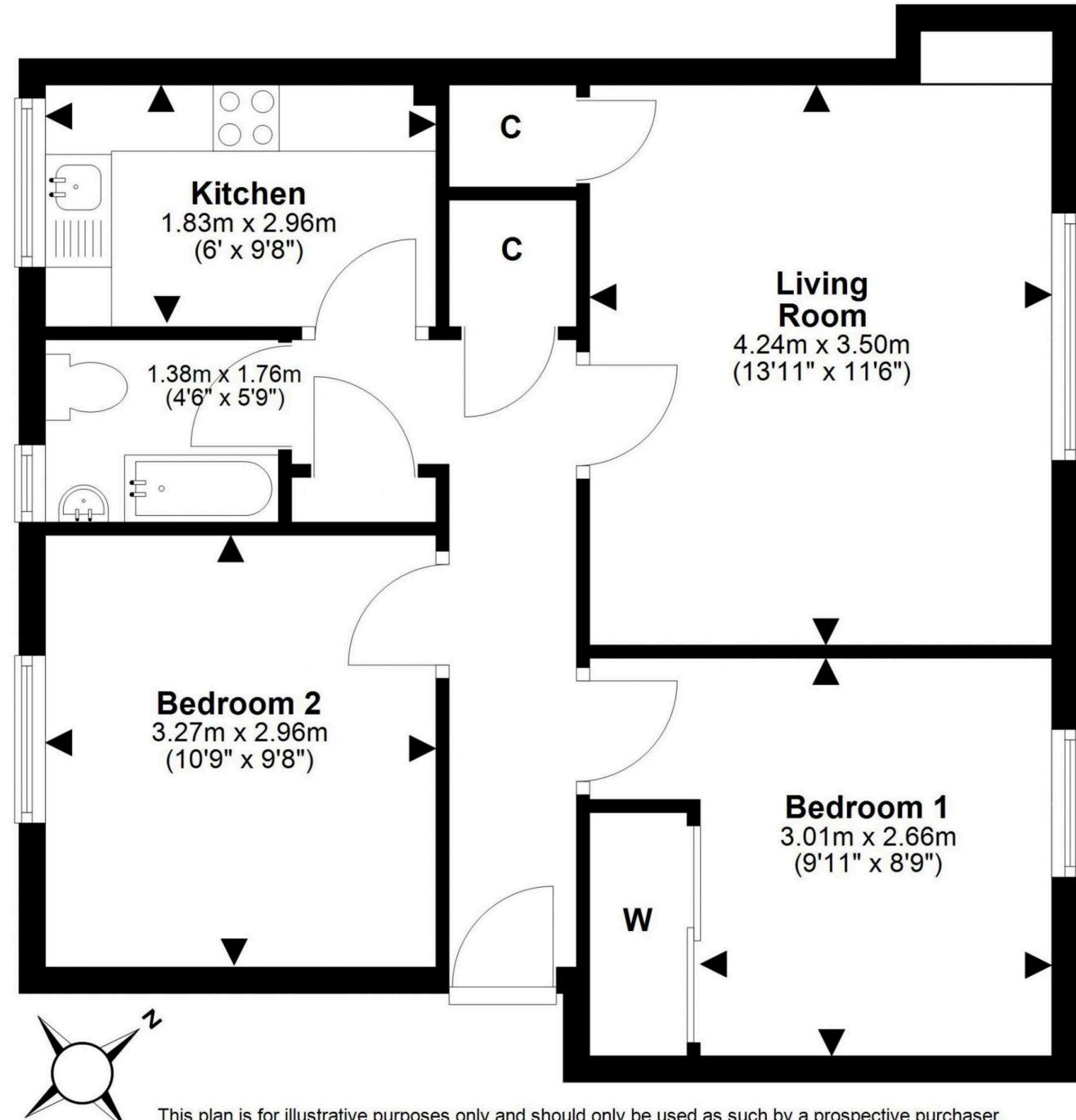
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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