

COULTERS<sup>®</sup>

# 22 (2F2) MOAT STREET

SLATEFORD, EDINBURGH, EH14 1PJ

1 BED

1 BATH

1 PUBLIC

## TAKE A LOOK INSIDE

Set on a quiet side street off Slateford Road, this well-presented one-bedroom second floor flat forms part of a traditional Victorian tenement.

A welcoming hallway with two storage cupboards leads to a generous open plan sitting room and kitchen, providing comfortable space for both relaxation and dining. The kitchen is well-designed with a breakfast bar, plenty cabinets and ample worktop space.



## KEY FEATURES

-  Second floor flat in traditional tenement.
-  Ideal for a first time buyer or investor.
-  Shared gardens to the rear.
-  Permit parking available.
-  Slateford train station nearby plus excellent bus links.
-  Edinburgh West Retail park & other shops close by.
-  EPC Rating - C
-  Council Tax Band - B



The double bedroom is a good size with plenty room for large wardrobes, while the bathroom is fitted with a three-piece suite and an over-bath shower.

Heating and hot water are provided by a gas central heating system and the flat has double glazing throughout.

The building has a secure entry system and access to a shared rear garden. Residents' permit parking is available on the street.

# THE LOCAL AREA

Situated to the south-west of Edinburgh's city centre, Slateford is a popular residential area with excellent local amenities including newsagents, takeaways, chemists and convenience stores. Asda at Chesser and Edinburgh West Retail Park which contains an M&S Foodhall and Aldi are all roughly a 10 minute walk away, plus there is a Lidl just up the road.

World of Football at the Corn Exchange has 5 and 7-a-side football and the Corn Exchange itself plays host to a variety of live events. There are delightful outdoor spaces to enjoy such as Saughton Park and Gardens, the Union Canal and the Water of Leith. Regular bus services run along Slateford Road towards the city centre and Slateford Train Station is within a 10 minute walk with services to Waverley taking around 8 minutes. Haymarket can be reached on foot in around half an hour.

## EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price as are the white goods.

**HOME REPORT VALUATION: £175,000**



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22, 2F2, MOAT STREET, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 447 SQ FT / 42 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.