



CLANCYS

clancys-solicitors.co.uk

# 10-2 Moat Terrace,

EDINBURGH, EH14 1PR





## Description

Clancy's Solicitors & Estate Agents are delighted to market this well-presented, first floor tenement flat is situated in Slateford, a popular residential district lying to the South West of the city centre. This bright apartment is offered in move in condition is situated in a quiet cul-de-sac and would be any ideal purchase for a first-time buyer or buy to let investment opportunity. The accommodation briefly comprises of an entrance hallway, a light and spacious open plan living/ dining/kitchen, a large double bedroom with fitted wardrobes and a modern bathroom with white three-piece suite with mains operated shower. The property also benefits from gas central heating, double glazing, a communal garden and permit parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of accommodation on offer.

Slateford is a highly sought-after residential district lying to the Southwest of the city centre and located in close proximity to the West End and Princes Street. In the immediate vicinity, there is a wide choice of shopping facilities, and these can supply all daily requirements. Should more specialised shopping be required, the nearby areas of Morningside and indeed the city centre can be accessed by foot, car or public transport, and here a greater range of facilities can be found. The Edinburgh city bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland and therefore the property may be of particular interest to anyone required to travel, perhaps in connection with work. Edinburgh's entertainment facilities tend to be very highly concentrated in the nearby West End. Here, there are theatres, cinemas, the Usher Hall, all manner of hotels, restaurants and bars, along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

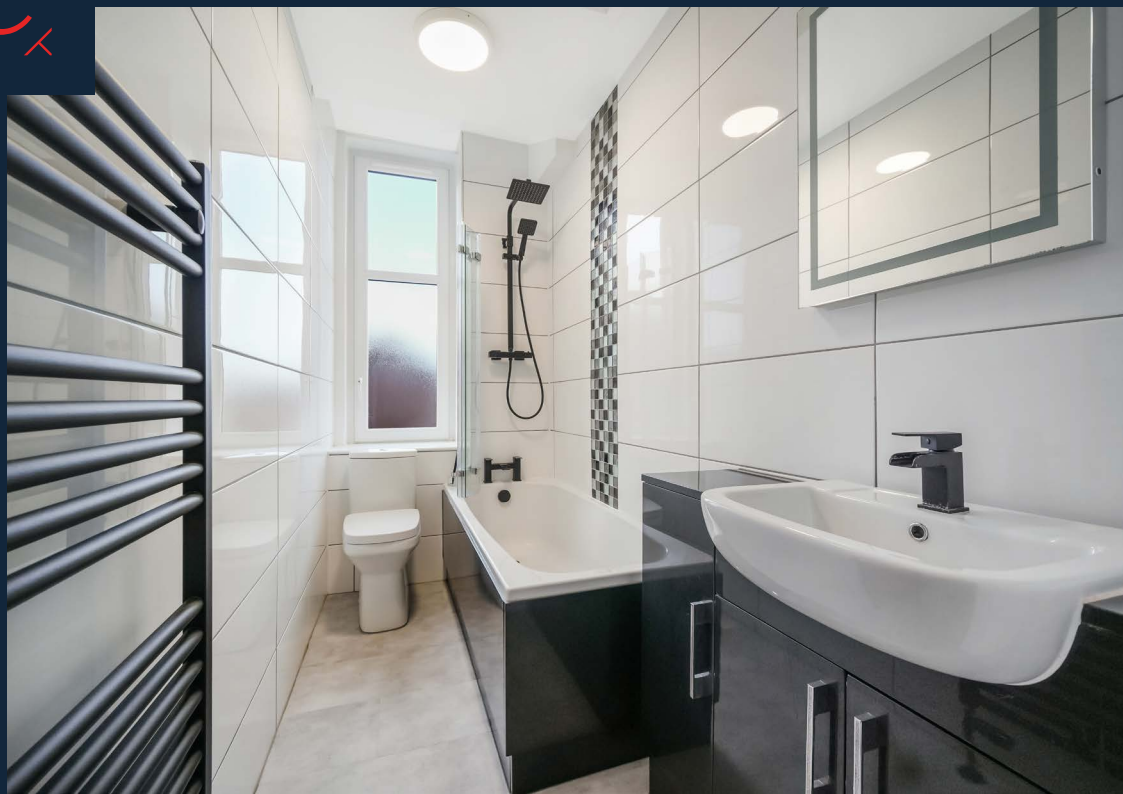
## Extras

All furniture can be included in the sale price if required, except for the dining table and chairs and the TV unit.

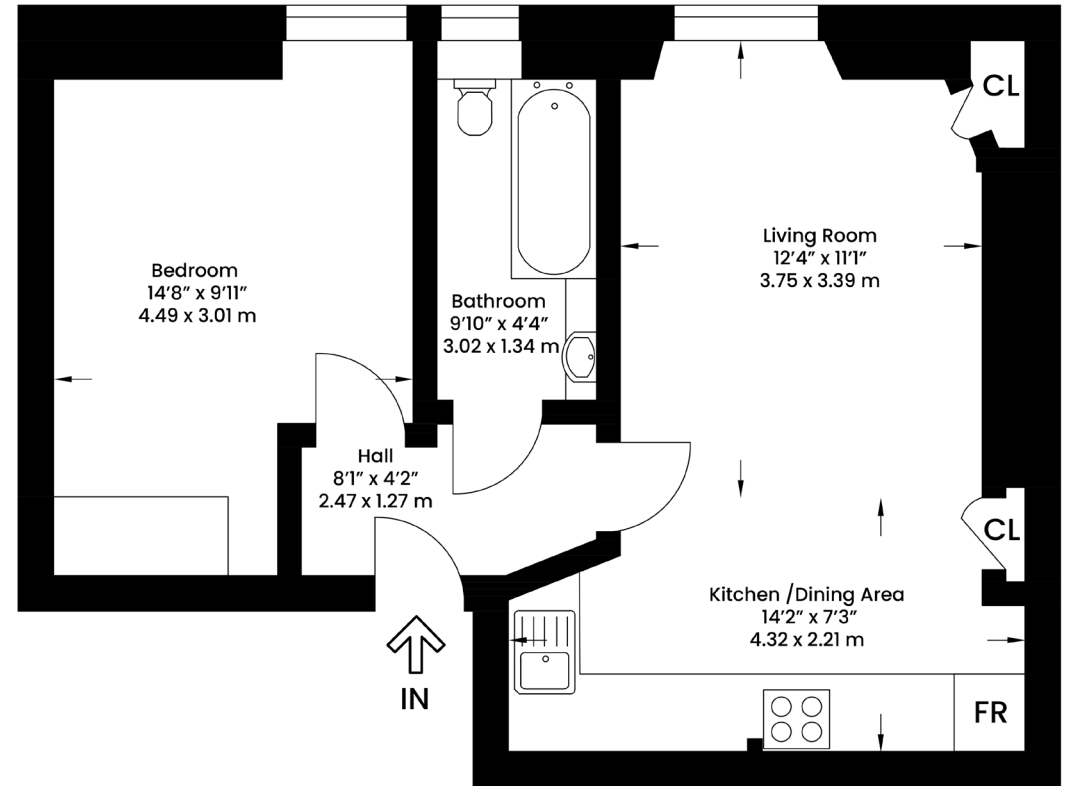
## Features

- Entrance hall
- Open plan living/ dining/ kitchen
- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden
- Permit parking
- EPC rating - C
- Council Tax Band – B
- Tenure - Freehold









vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2026