




McEwan Fraser Legal

Solicitors & Estate Agents

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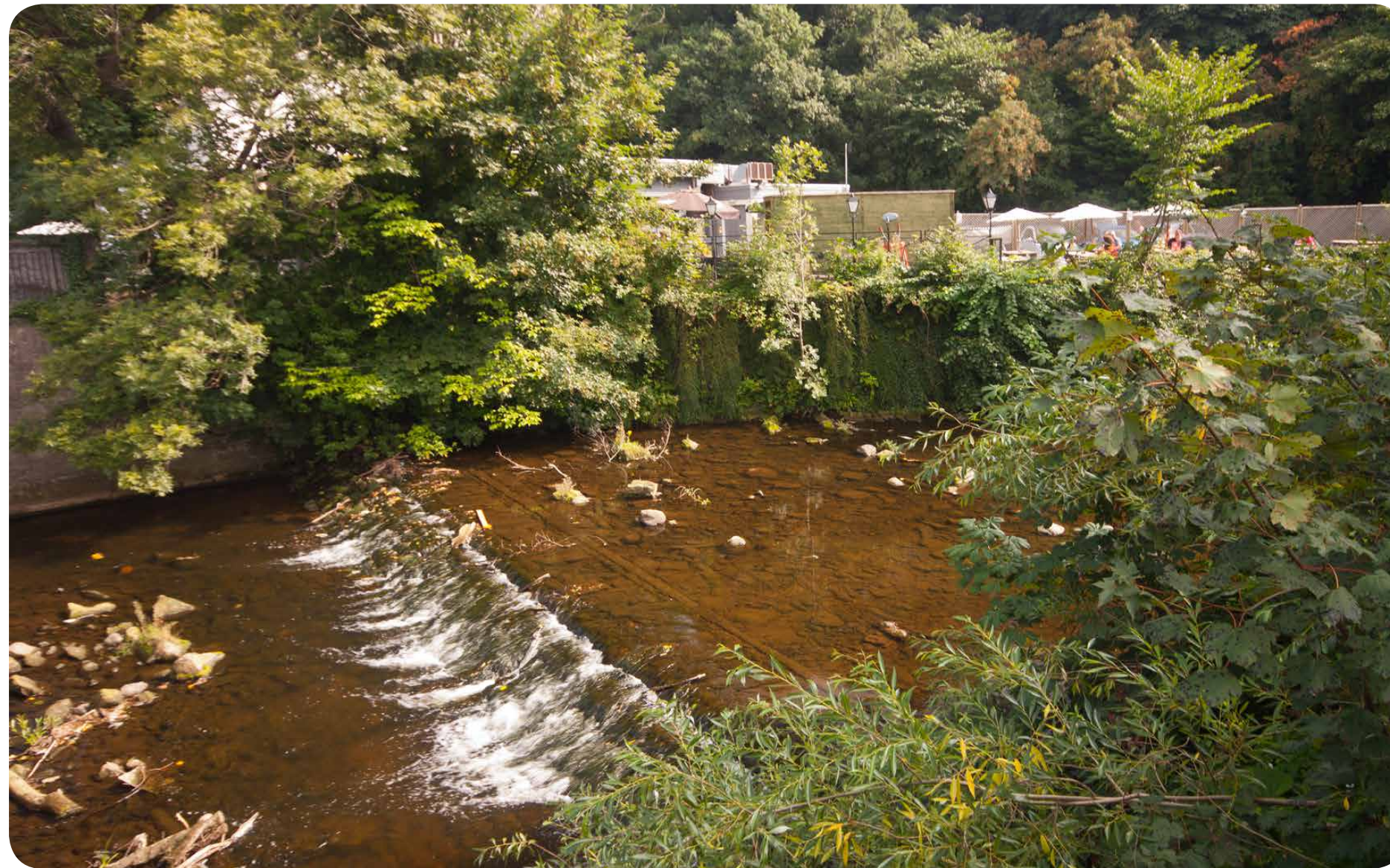
52/5 Moat Street

EDINBURGH, EH14 1PH

LOCATION

Slateford is a highly sought-after residential district lying to the south-west of the City Centre and located in close proximity to the West-End as well as 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 either be accessed by foot, car or public transport and here a greater range of facilities can be found.

The Edinburgh City by-pass, which passes nearby and conveniently gives quick and easy access to the motorway systems of East, West and central Scotland. Therefore, the property may be of particular interest to anyone required to travel perhaps in connection with work. There is an excellent range of local schools within walking distance, both in the private and public sectors.



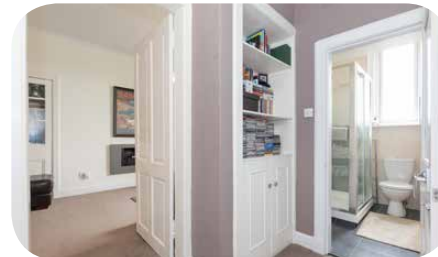
52/5
MOAT STREET

McEwan Fraser Legal are delighted to bring to the open market this desirable one-bed first floor flat well located within the popular Slateford area of Edinburgh. Internally the accommodation is in excellent condition and ready to move in. The flat briefly comprises of an entrance hallway with storage, shelving and access to all the rooms. The comfortable and peaceful open lounge/kitchen is south facing, flooding the room with natural light whilst allowing space for dining. This room benefits from a feature gas fire as a welcomed addition. The modern kitchen comes with wall and floor units an integrated gas hob, new oven, extractor hood, fridge and washer/dryer. There is a bright double bedroom facing the rear with working shutters and ample space for free-standing furniture. The crisp, fully tiled shower room completes the property with walk-in shower, wash hand basin and W/C. This property benefits from a well kept communal garden, full double glazing, and gas central heating, making for a cosy yet efficient home. Early viewing is highly recommended.



DESIRABLE
ONE BED FLAT.
SOUGHT AFTER
AREA.



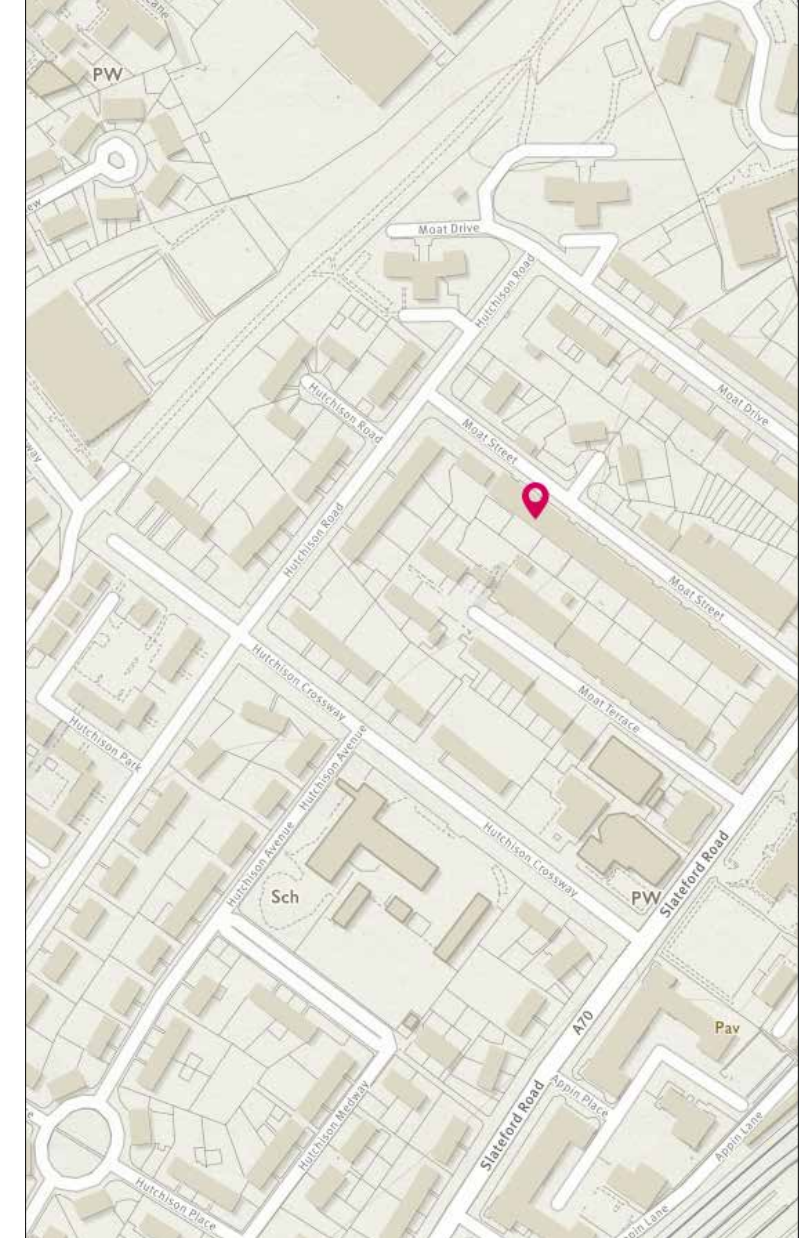
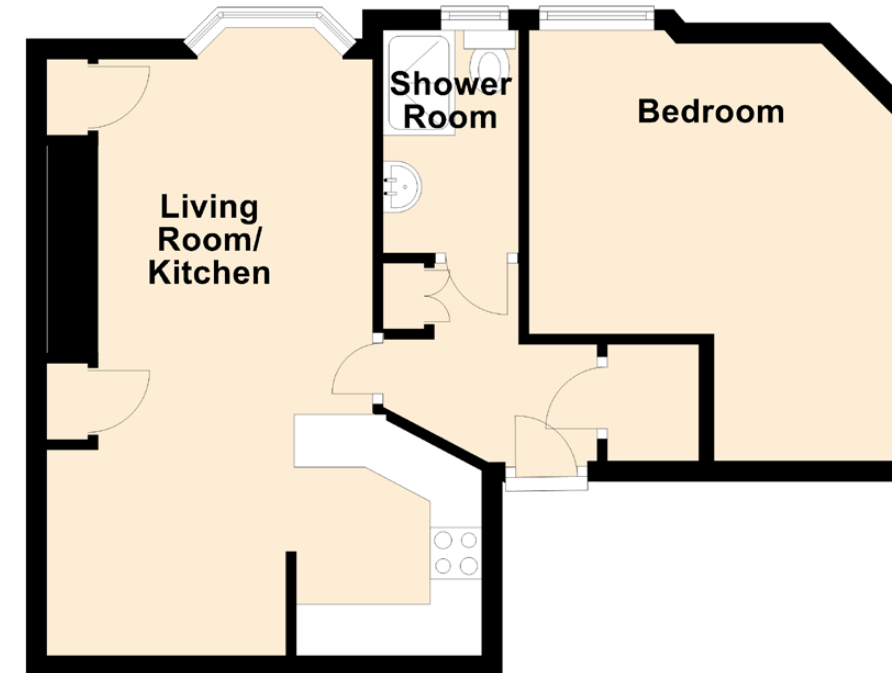


SPECIFICATIONS FLOOR PLAN & PROPERTY LOCATION

Approximate Dimensions (Taken from the widest point)

Living Room/ Kitchen	5.80m (19') x 3.17m (10'5")
Shower Room	2.00m (6'7") x 1.32m (4'4")
Bedroom	4.19m (13'9") x 3.55m (11'8")

Gross internal floor area (m²): 39 | EPC Rating: C





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Text and description
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