

27/1 Moat Street

EDINBURGH, EH14 1PE



Desirable two bedroom ground floor flat with a private garden, well located within the popular Slateford area of Edinburgh.



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McEwan Fraser Legal are delighted to bring to the open market this desirable two bedroom ground floor flat with a private garden, 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 an entrance hallway with storage and access to all the rooms. The comfortable and peaceful lounge has patio doors out to the private garden, flooding the room with natural light whilst allowing space for various furniture configurations. The modern kitchen comes with wall and floor units an integrated gas hob, new oven, extractor hood, fridge and washer.

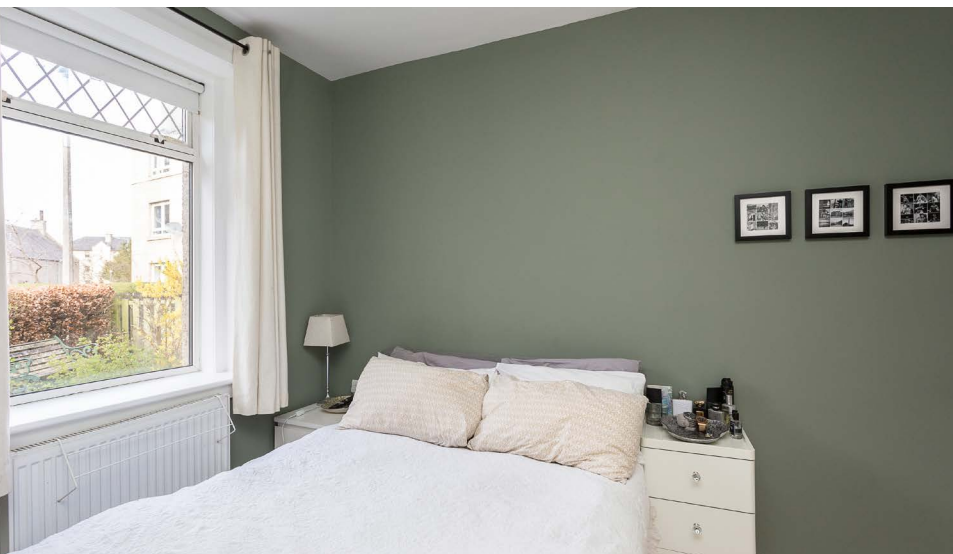




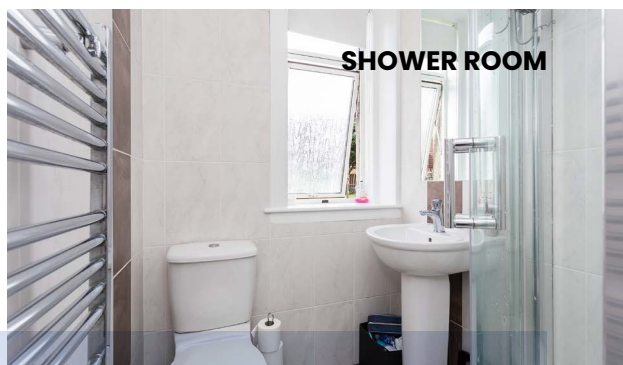
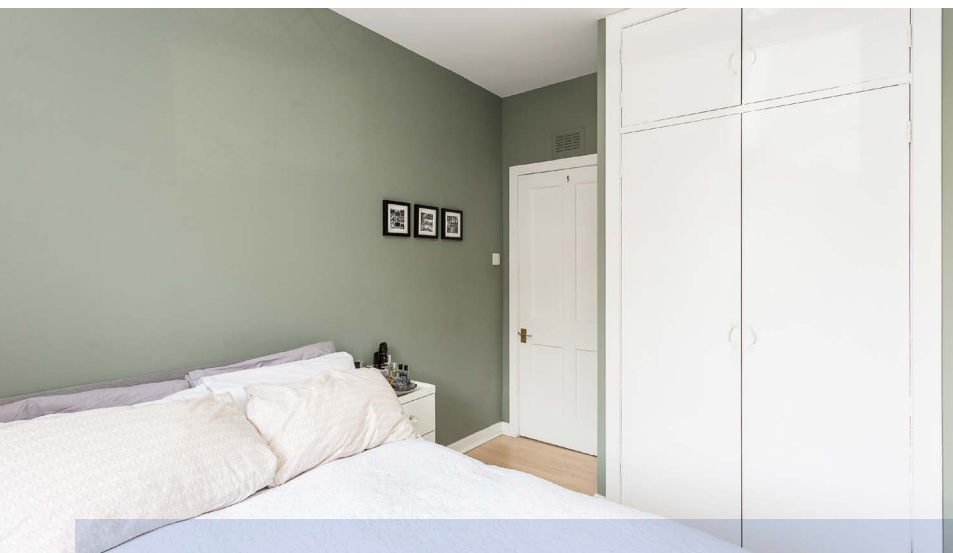
the kitchen



the bedrooms



There are two double bedrooms ample space for free-standing furniture. The crisp, fully tiled shower room completes the property with an electric shower, wash hand basin and WC.



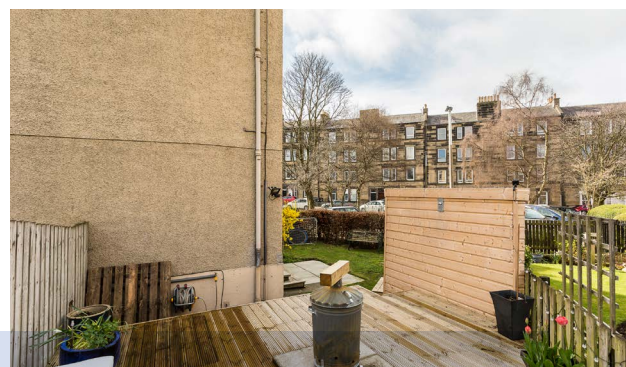
SHOWER ROOM

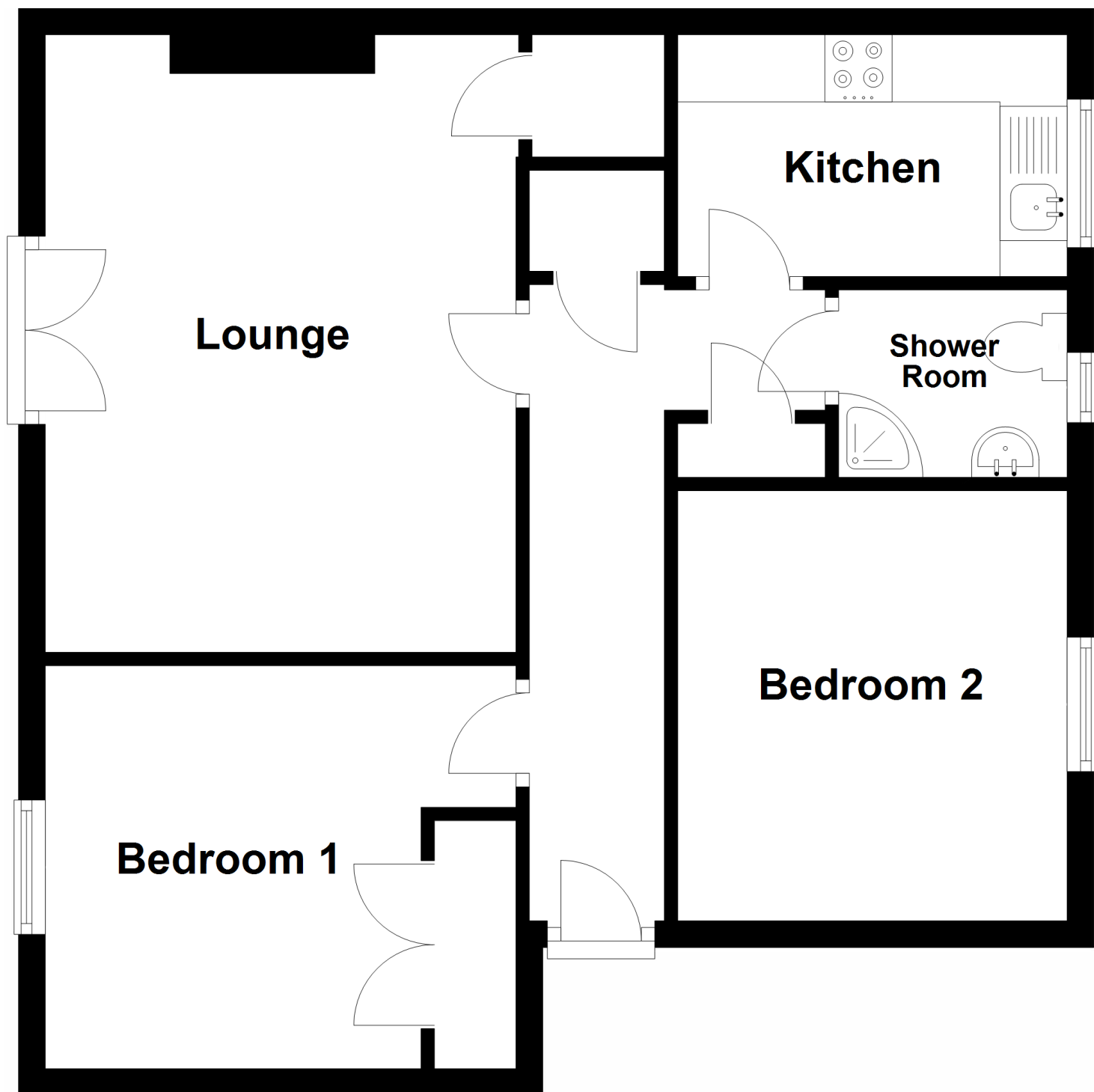
private garden



This property benefits from a well kept private garden with decking, shed and lawn areas, full double glazing, and gas central heating, making for a cosy yet efficient home.

Early viewing is highly recommended.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.29m (14'1") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 1.80m (5'11")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Shower Room	1.70m (5'7") x 1.40m (4'7")

Gross internal floor area (m²): 54m²

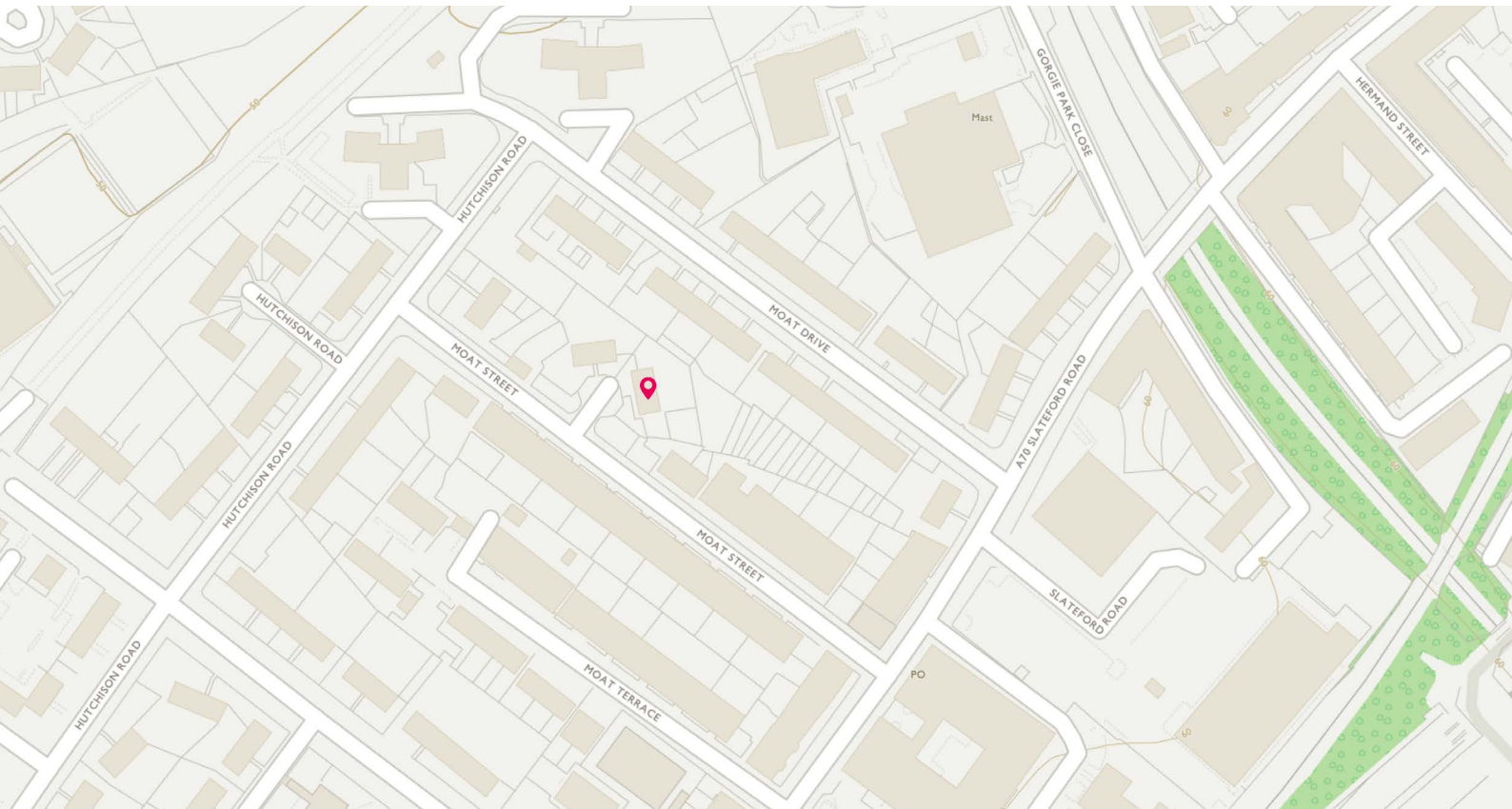
EPC Rating: C



COMMUNAL GARDEN

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.





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