




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

9/4 Moat House

MOAT DRIVE, EDINBURGH, EH14 1NS

9/4 MOAT HOUSE

MOAT DRIVE, EDINBURGH, EH14 1NS

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 car or public transport, and here a greater range of facilities can be found.

The Edinburgh City by-pass, 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. There is an excellent range of local schools within walking distance, both in the private and public sectors.

McEwan Fraser Legal are delighted to bring to the open market this one bed top floor flat. The property is in need of modernisation throughout but once

complete would make an ideal first time buy or buy to let purchase.

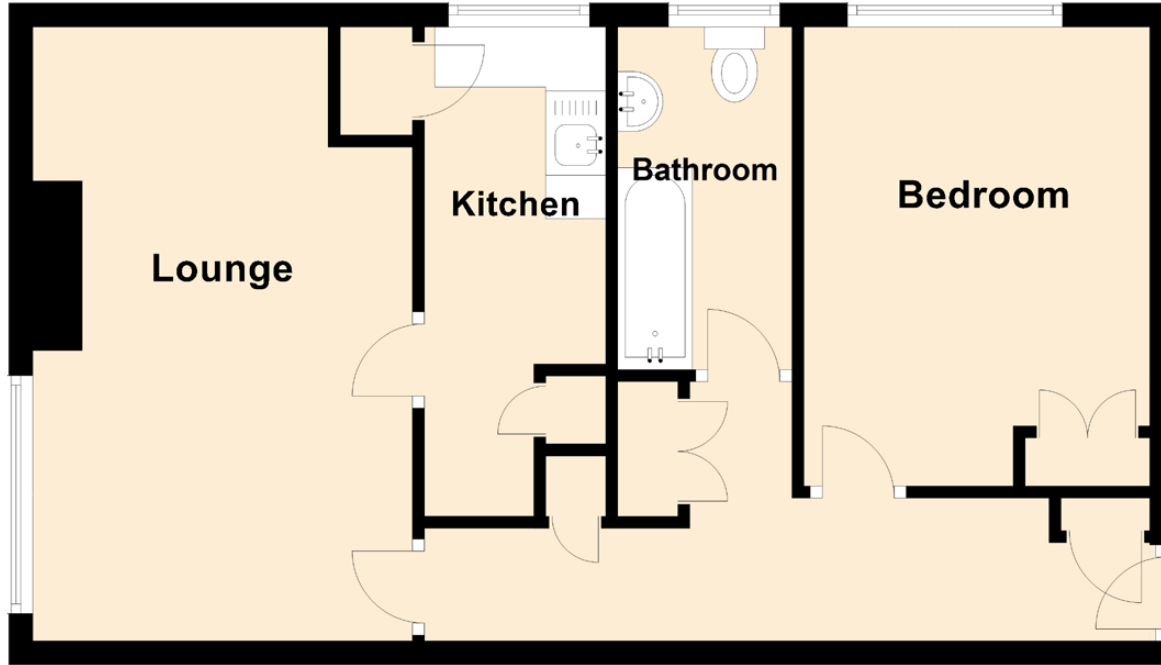
The property consists of hallway with ample storage. The lounge allows for good furniture configurations and various furniture configurations. The kitchen comes with floor to ceiling units, space for cooker, washing machine and fridge freezer. The bedroom also allows for free standing furniture and different configurations. The bathroom completes the property with shower over bath, wash hand basin and WC. The property also benefits from central heating and double-glazed windows. Externally there is communal grounds and parking.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen.

Finance may not be available from some lenders.



THE DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	5.11m (16'9") x 3.16m (10'4")
Kitchen	4.07m (13'4") x 1.51m (4'11")
Bedroom	3.82m (12'6") x 2.88m (9'5")
Bathroom	2.85m (9'4") x 1.45m (4'9")

Gross internal floor area (m²): 49m² | EPC Rating: D

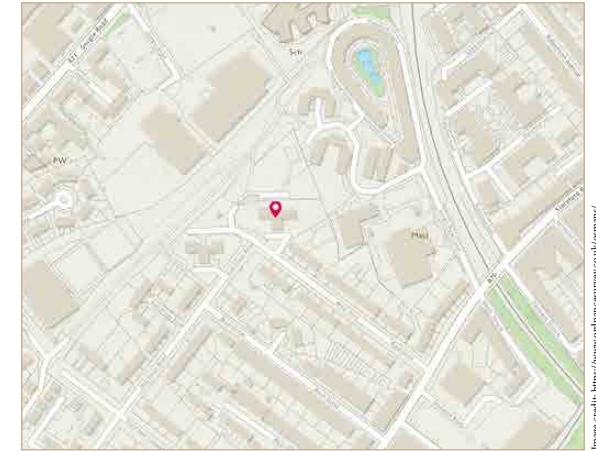


Image credit: <https://www.outlinecurry.co.uk/omaps/>


McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
 Exchange
 Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GRAEME NIMMO
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer