

# 1F1 28 Moat Street

SLATEFORD, EDINBURGH, EH14 1PJ



*This delightful first-floor flat on Moat Street offers a bright and welcoming interior with a well-thought-out layout, perfect for modern city living.*



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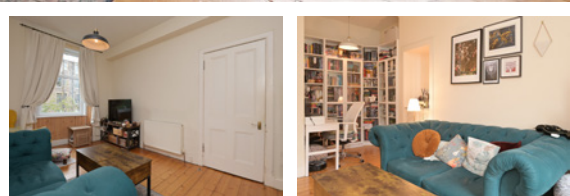
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# THE LIVING ROOM



The property features an open-plan kitchen and living room, ideal for entertaining or relaxing. The kitchen is a generous size, fitted with pale blue cabinets and a white tiled splashback, creating a stylish yet practical cooking space. The living area is well-sized and features an area to the rear that is perfect for a study space or for any working from home requirements.



# THE KITCHEN







The bedroom is a good-sized double with beautiful original flooring and a built-in double wardrobe, offering ample storage. The bathroom is modern, with tiled walls and an integrated bath and shower, combining functionality with contemporary design.

## THE BATHROOM



# THE BEDROOM





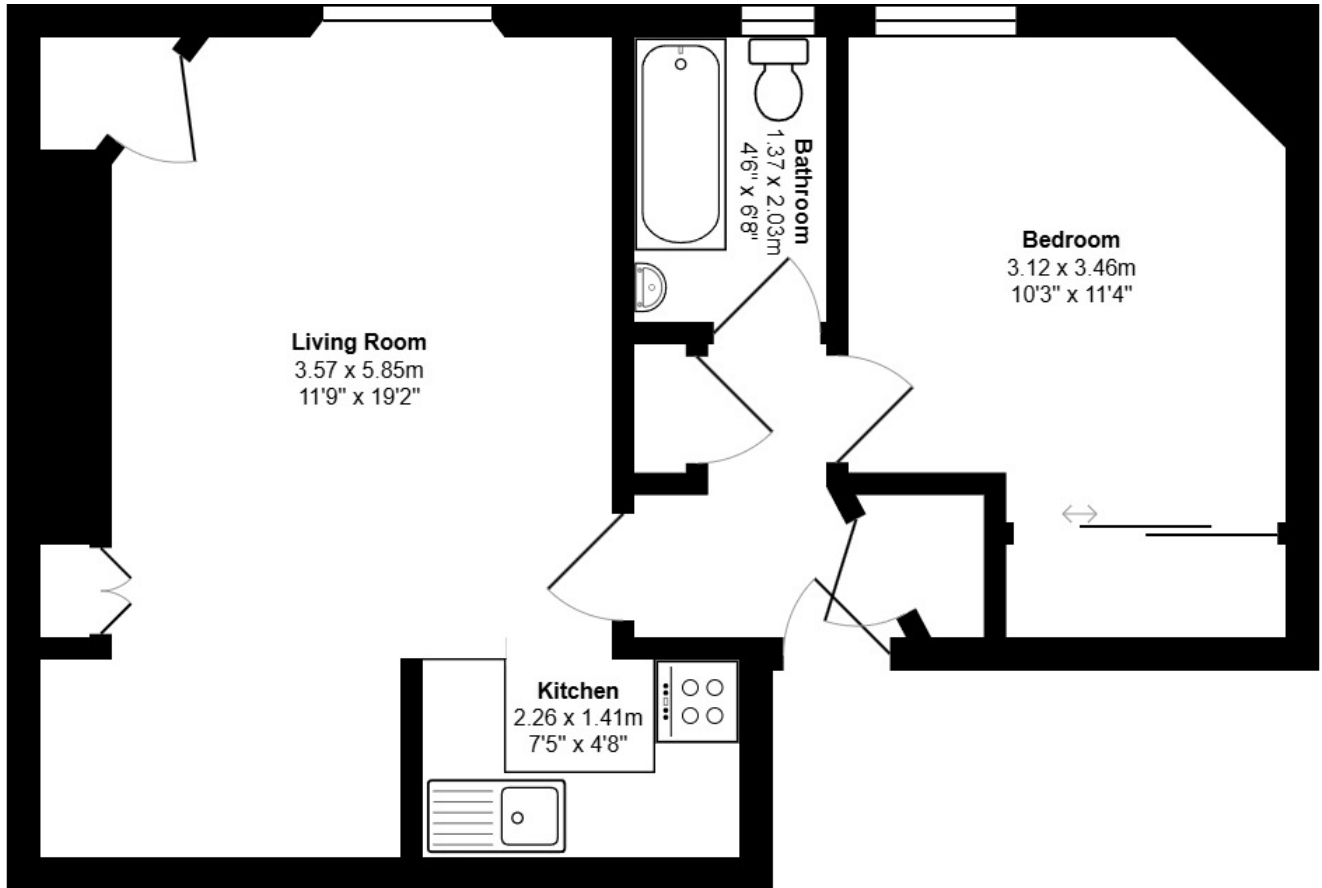
Additional benefits include access to a well-maintained communal garden, providing a peaceful outdoor space in the heart of Edinburgh. This property presents an excellent opportunity to secure a charming first-floor flat in a sought-after location, offering both comfort and convenience.

# EXTERNALS



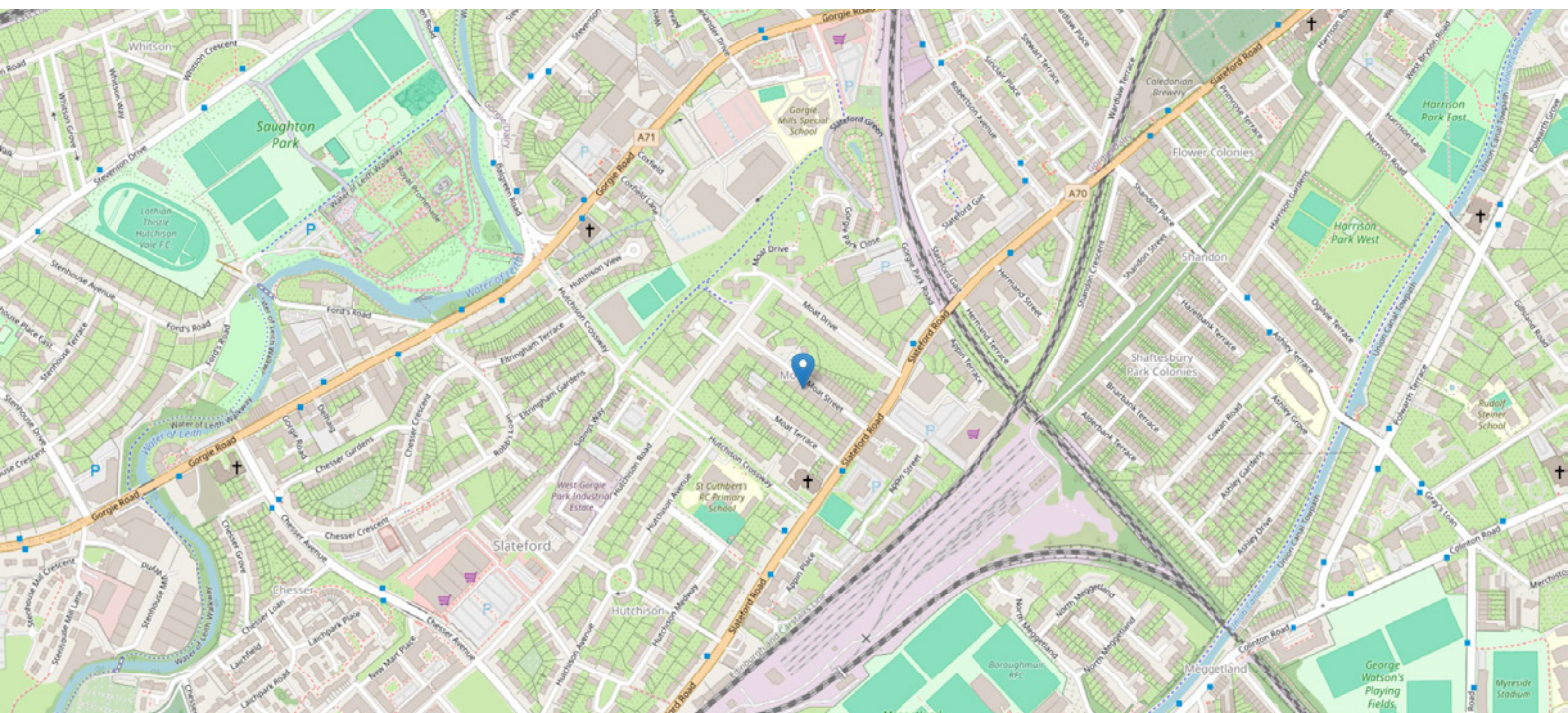


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 43m<sup>2</sup> | EPC Rating: C





# THE LOCATION

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.

There is an excellent range of local schools within walking distance, both in the private and public sectors.



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