



**32B Moat Terrace
Slateford, EH14 1PS**

Viewing by appointment, telephone owner Blair directly on 07928241946.
Can be phoned evenings and weekends.

**Fixed Price
£240,000**



ACCOMODATION

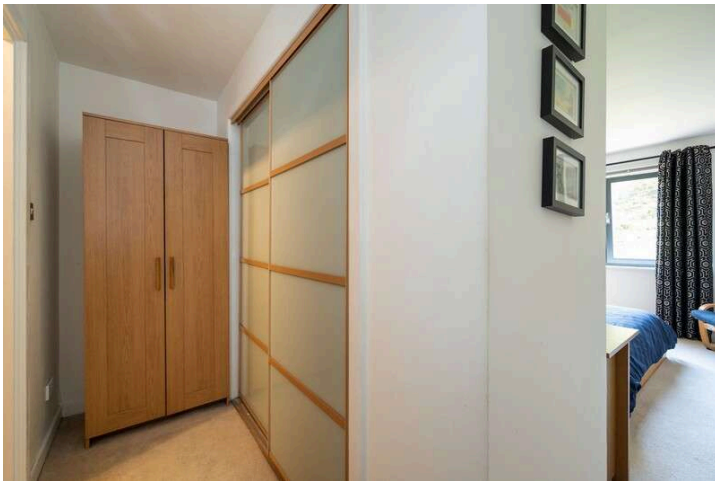
Flooded with natural light, this modern and stylish, two bedroom ground floor flat with main door access, is enviably located on a peaceful, pedestrianised cul-de-sac in the heart of bustling Slateford, moments from Edinburgh City Centre.

- Contemporary Main Door Flat in Modern Development
- Vestibule
- Spacious Sitting Room
- Central Hallway with Space for Dining/Office Set-Up
- Bright Fitted Kitchen
- Spacious Principal Bedroom with Dressing Area
- En Suite Shower Room
- Second Good-Sized Double Bedroom with Fitted Wardrobes
- Family Bathroom
- Residents Car Park as well as On Street Parking
- Communal Gardens to Rear

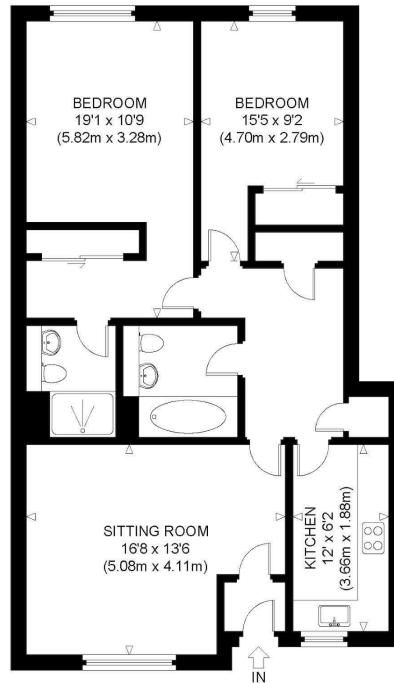
- Shared Bike Shed and Bin Store

Moat Terrace is a very popular location, a quiet street, adjoining Slateford Road with an extensive array of local amenities. The property boasts close proximity to larger stores at Edinburgh West Retail Park with an Aldi and M&S Food, as well as easy access to Asda on Slateford Road. For those seeking health and fitness opportunities, the Meggetland Sports Complex is within easy reach and the beautiful open spaces of Saughton and Harrison Parks are close by. Both the Water of Leith Walkway and Union Canal Towpath can be accessed via a short walk offering traffic free routes into Edinburgh City Centre and out of town to The Pentlands. Ballgreen Primary and St Cuthbert's RC Primary are both within easy reach, as well as Tynecastle High School. A good selection of transport links are available, with Slateford and Haymarket Train Stations nearby and a number of buses using Slateford Road to provide routes into Edinburgh City Centre and out west. For the motorist, the A70 leads directly to the A720 City Bypass with quick links to the M8/9 and Edinburgh Airport.









GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 864 SQ FT / 80.3 SQ M

MOAT TERRACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 864 SQ FT / 80.3 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure

www.photographyandfloorplans.co.uk

SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested

- by Murray Snell W.S. nor does anyone in their employment have authority to make or give any representation or warranty relating to the property.
5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND



MURRAY SNELL W.S. SOLICITORS
10 George Street, Edinburgh EH2 2PF
T 0131 625 6625 F 0131 625 6626
EMAIL property@murraysnell.com

