



9 Moat Place, Slateford, Edinburgh, EH14 1PP

Tastefully Presented & Spacious, Two-Bedroom, Main Door, Ground Floor Flat

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Property Description

Tastefully presented and spacious, two-bedroom, main door ground floor flat, with private gardens. Situated at the end of a traditional stone-built terrace, the property is conveniently located in the popular Slateford area, just west of Edinburgh city centre.

Comprises: a vestibule, hallway, living/dining room, kitchen, two double bedrooms, a home office, rear hall and utility space, and a family bathroom.

The property has been renovated to an exemplary standard, with quality contemporary fittings and light neutral decor throughout. Retained original period features include tall ceilings, a front-facing bay window, ornate cornice-work, period tiled flooring, and generously proportioned public spaces. In addition, there is a stylish fitted kitchen, quality solid wood flooring, gas central heating and double glazing.

Externally, there is a lawn with privacy hedging to the front, whilst an enclosed rear garden features a store shed, synthetic turf lawn and a raised planting bed.

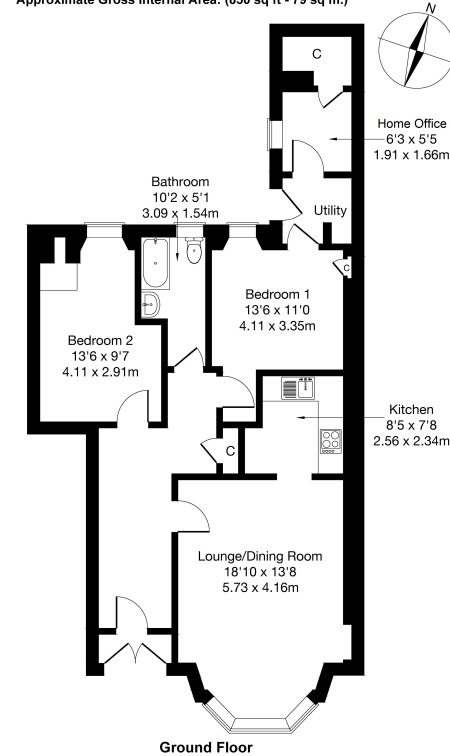
An entrance vestibule opens into a beautifully presented hallway which offers period details, tiled flooring, a built-in store cupboard, and ample space for freestanding furniture. Set towards the front, a spacious and bright living room includes ornate cornice-work, a large bay window providing plenty of natural light, an open shelved press, wood flooring, and space for both lounge and dining furniture. Set off the lounge to the rear, the stylish kitchen is fitted with modern units with downlighting, real wood worktops, a tiled surround, and a stainless steel sink. Appliances include an integrated oven, ceramic hob with a canopy above, dishwasher, and a freestanding American-style fridge/freezer.

The two double bedrooms are set quietly to the rear, with bedroom two featuring wood flooring, cornice-work, and a period fireplace. In between, the family bathroom is fitted with a white three-piece suite, a mains shower over the bath, and tiled splash walls. Bedroom one is similarly well finished with wood flooring and a press cupboard and, in addition, grants access to a convenient utility area housing a freestanding washing machine and tumble dryer, and which has a door out to the private rear garden. Set off the utility, a good-sized home office with a large built-in cupboard could also be flexibly used as a small nursery, dressing room, or storage space.

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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Slateford is a popular area to the west of Edinburgh city centre. With a wide range of amenities within walking distance, including shops, bars, cafes, and a number of gyms and sport centres, the area is well served by supermarkets including M&S Food Hall, Sainsburys, Lidl, and a 24-hr Asda. Slateford is also extremely well connected for outside recreation and leisure, with the open spaces of Harrison Park, the Union Canal, the Water of Leith, and Saughton Park and Rose Gardens -

a hidden gem to the west of the city centre - all within easy access. There are excellent bus and tram services regularly available, providing connections to the city centre, Edinburgh's universities, and to Edinburgh Airport. The area's proximity to Slateford Rail Station, the City Bypass and the M8 makes travelling further afield similarly convenient, with links to Glasgow and routes north over the Forth.





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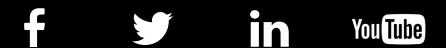
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