



## 20 Moat Terrace, Slateford, Edinburgh, EH14 1PS

Spacious, Immaculate, Two-Bedroom, Main Door, Ground-Floor Flat.

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# Property Description

Spacious, immaculately presented, two-bedroom, main door, ground-floor flat. Forming part of a traditional, stone-built tenement, located in the Slateford area, just west of Edinburgh city centre.

Comprises a vestibule, a hallway, an open-plan kitchen and living area, two double bedrooms and a bathroom, this exceptional period property has been reconfigured and renovated to an exemplary standard.

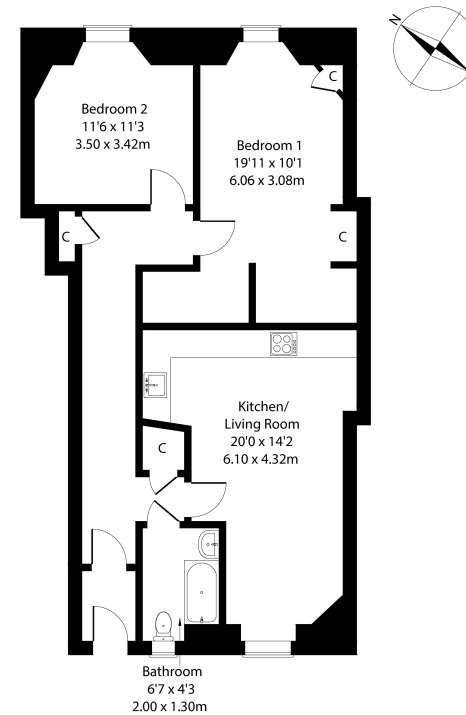
Highlights include a stylish, integrated kitchen and a modern bathroom, contemporary lighting, and light, tasteful decor. In addition, there are tall ceilings, gas central heating, double glazing and fitted window blinds.

There is a private, fenced garden area to the front, and ample, unrestricted on-street parking.

A welcoming entrance vestibule leads into a high-ceilinged, carpeted hallway, with storage, which provides access to each room within the flat. A spacious, front-facing room benefits from generous, southwesterly light and offers a flexible floor plan for both lounge and dining furniture. Openly accessed is a stylish, contemporary kitchen, fitted with wall and base units and a sink with a drainer. Fully integrated appliances include an oven, an induction hob, a canopy, a fridge/freezer and a washing machine.

Set to the rear are two flexible double bedrooms, both generously proportioned, tastefully finished and featuring smooth cornice work. Whilst bedroom two features modern, wood-effect flooring, the particularly spacious main bedroom is carpeted and benefits from built-in storage, an open Edinburgh Press and a dressing area. Completing the accommodation, a bathroom is fitted with a contemporary three-piece suite, including a rainfall shower-over-bath, a ladder-style radiator and panel splash walls.

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Approximate Gross Internal Area: (840 sq ft - 78 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 long-established suburb, lying west of the Edinburgh city centre. There is a wide range of amenities which include local shops, banks, a post office, Lidl, a Sainsbury's at Gorgie and Longstone, a 24-hour ASDA supermarket and the Edinburgh West Retail Park at Chesser. Napier, Heriot-Watt, and Edinburgh universities are within easy reach, whilst leisure facilities include Nuffield Health Club,

The Corn Exchange Leisure Village, Craiglockhart Sports Centre, Pure Gym on Gorgie Road, numerous golf courses and the open walking spaces of Colinton Dell and the Water of Leith. Regular bus services are available from both the A70 and A71, whilst Slateford station offers rail commuting into the city centre.





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