



Flat 11, 13 Moffat Way, Edinburgh, EH16 4PY

Tastefully Presented, One Bedroom, Dual-Aspect, Corner-Set, Third Floor Apartment

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Property Description

Tastefully presented, one-bedroom, dual-aspect, corner-set, third-floor apartment. Located in a modern, factored, residential development in the Niddrie area, lying to the east of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a double bedroom, and a bathroom.

Features include a stylish fitted kitchen with integrated appliances, a modern bathroom suite and good storage provision. Further features include a large balcony with superb views, double glazing, gas central heating, and a secure entry system.

The development also provides residential parking and well-maintained landscaped grounds.

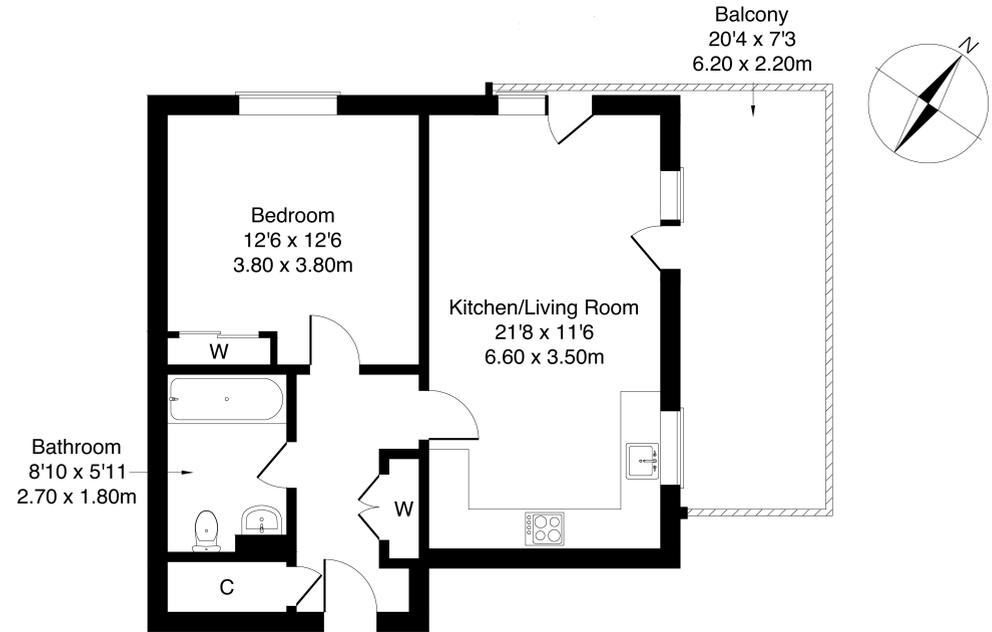
A welcoming entrance hall affords access throughout, and features two built-in storage cupboards and space for outerwear. Set to the front, the well-proportioned living/dining room and kitchen features two light fittings, carpeted flooring for the living area and vinyl flooring for the kitchen; whilst the dual aspect, corner aspect windows and doors allow plentiful natural light and access to the spacious balcony.

The stylish kitchen is set to the rear of the room, fitted with modern units, wood effect worktops with matching upstands and a sink with drainer; with appliances including an integrated oven, a gas hob with an extractor hood and a fridge/freezer.

Set on the other side, the bedroom features carpeted flooring, a central light fitting and a built-in wardrobe; whilst set internally off the hall, the bathroom is fitted with a modern three-piece suite including a mains mixer shower over the bath, tiled splash walls and vinyl flooring.

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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



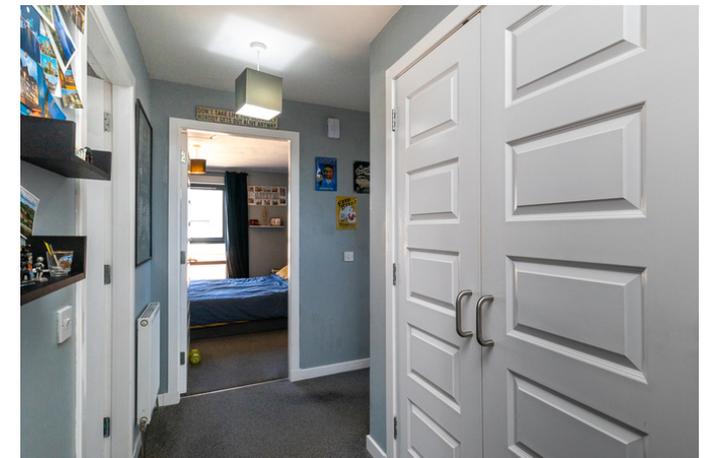
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Niddrie is an established residential area, located east of Edinburgh centre. Local shops can be found throughout, including a Lidl supermarket and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird, an ASDA at the Jewel, with Cameron Toll Shopping Centre offering additional shopping facilities plus a Sainsbury's superstore. Nearby Portobello offers open spaces

and a seafront promenade, and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location gives good road links in and out of the city via the A1, with regular public transport available on Niddrie Mains Road.





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