



Flat 6, 34 Moat Terrace, Edinburgh, EH14 1PS

Beautifully Presented, Two-Bedroom, Second-Floor Flat

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Property Description

Beautifully presented, two-bedroom, second-floor flat forming part of a modern, factored, residential development. With an end-of-cul-de-sac position, on a quiet side street in the popular Slateford area, lying west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, master bedroom with en-suite shower room, a further double bedroom and a family bathroom.

Ready-to-move-in, freshly prepared for the market in tasteful decor and new carpeted flooring, with all furnishings available for inclusion in the sale.

Highlights include a fitted kitchen with appliances and good storage, including integrated bedroom wardrobes. In addition, there is double glazing, gas central heating, and modern bathroom suites.

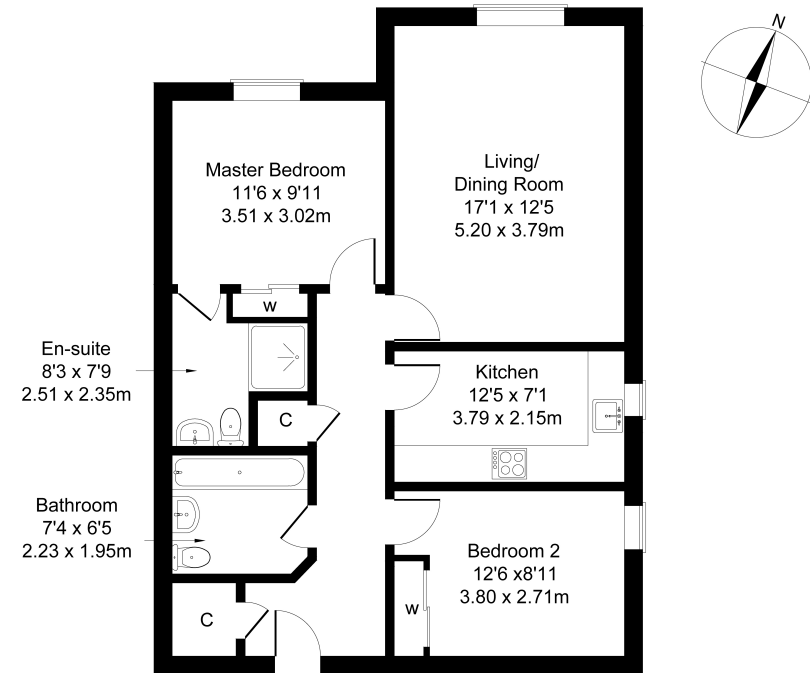
The development also provides a secure video entry system, lift service, landscaped gardens, grounds, shared bike store and a residential car park.

A welcoming hallway provides access to all rooms, creating a practical and well-organised layout. Set to the rear of the property, the generously sized living/dining area features soft carpeted flooring and a central ceiling light, offering a comfortable and inviting space for both relaxing and entertaining. With ample room for a dining table and seating area, this room serves as the heart of the home, perfect for everyday living and hosting guests. Adjacent to the living area, the modern fitted kitchen is both functional and stylish, complete with stone-effect worktops, a sink with drainer, and a tasteful tiled splashback. Integrated appliances include a gas hob with a canopy extractor oven, and dishwasher, ideal for convenient day-to-day use.

The master bedroom boasts carpeted flooring, a built-in storage cupboard, and a central light fitting. It also benefits from a private en-suite shower room, adding a touch of luxury and privacy. A second well-proportioned bedroom, also carpeted and featuring built-in storage, is located further along the hallway. Completing the accommodation, the main bathroom is fitted with a modern three-piece suite, including a full-size bath with an overhead shower. A tiled splashback surround adds a clean, contemporary finish, while the layout offers both practicality and comfort for everyday use.

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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



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

Area Description





Located to the west of Edinburgh city centre, Slateford is a long-established and highly regarded suburb offering a superb range of local amenities and excellent connectivity. Residents benefit from a variety of shops, banks, and a post office, with larger supermarkets including Lidl, Sainsbury's (Gorgie and Longstone), a 24-hour ASDA, and the Edinburgh West Retail Park at Chesser all within easy reach. The area boasts an array of leisure and fitness facilities such as Nuffield Health Club, Lift Gyms, Pure Gym, and Craiglockhart Sports Centre. The popular Com Exchange Leisure Village provides further entertainment options, while outdoor enthusiasts will enjoy the nearby Colinton Dell and

scenic walks along the Water of Leith. Slateford is ideally situated for students and professionals, with Napier, Heriot-Watt, and Edinburgh Universities easily accessible. Excellent public transport options include frequent bus services via the A70 and A71, along with Slateford railway station providing direct access into the city centre, making commuting fast and convenient.





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