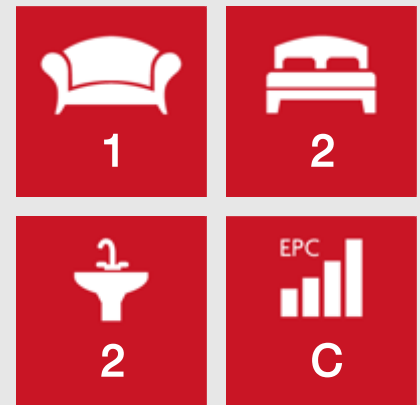




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Flat 4, 2 Moffat Way, Edinburgh  
EH16 4PY





## Summary

This well-presented first-floor flat forms part of a modern residential development in the popular Niddrie area of Edinburgh, offering spacious and well-balanced accommodation ideally suited to a first-time buyer, professional or investor. The property comprises: an impressive open-plan living/kitchen/dining room, two generous double bedrooms, including a principal bedroom with en-suite, and a separate bathroom. The layout maximises the available floor area, with particularly notable proportions within the main living space. The property further benefits from a convenient location close to local amenities, transport links and healthcare facilities.

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## Features

- Well-presented first-floor flat
- Located in the popular Niddrie area
- Excellent access to amenities, transport and healthcare
- Ideal for first-time buyers, professionals or investors
- Spacious and well-balanced accommodation throughout
- Impressive open-plan living/kitchen/dining room
- Two generous double bedrooms (master with en-suite)
- Separate well-proportioned bathroom
- GCH; DG; EPC - C
- Residents' parking

## Room Measurements

Living / Kitchen / Dining Room: 26'1" x 18'6" (7.96m x 5.64m)

Bedroom 1: 11'6" x 9'7" (3.51m x 2.93m)

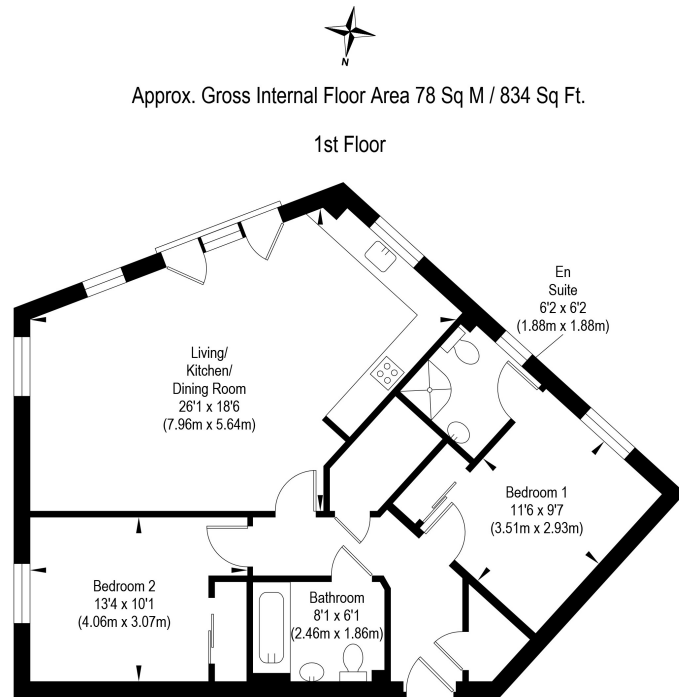
En-Suite: 6'2" x 6'2" (1.88m x 1.88m)

Bedroom 2: 13'4" x 10'1" (4.06m x 3.07m)

Bathroom: 8'1" x 6'1" (2.46m x 1.86m)



# Floorplan



Approx. Gross Internal Floor Area 78 Sq M / 834 Sq Ft.

1st Floor

All measurements are approximate. Not to scale. For identification only.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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