

**22 Moat Place
Edinburgh EH14 1PP**

Offers Over £425,000

- Large living room featuring ornate cornice
- Dining room
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods included
- Four double bedrooms
- Two bathrooms
- Gas central heating and double glazing throughout
- Private garden space to front and rear
- On-street permit parking

Council Tax Band: E

Tenure: Freehold

Shared Ownership: No



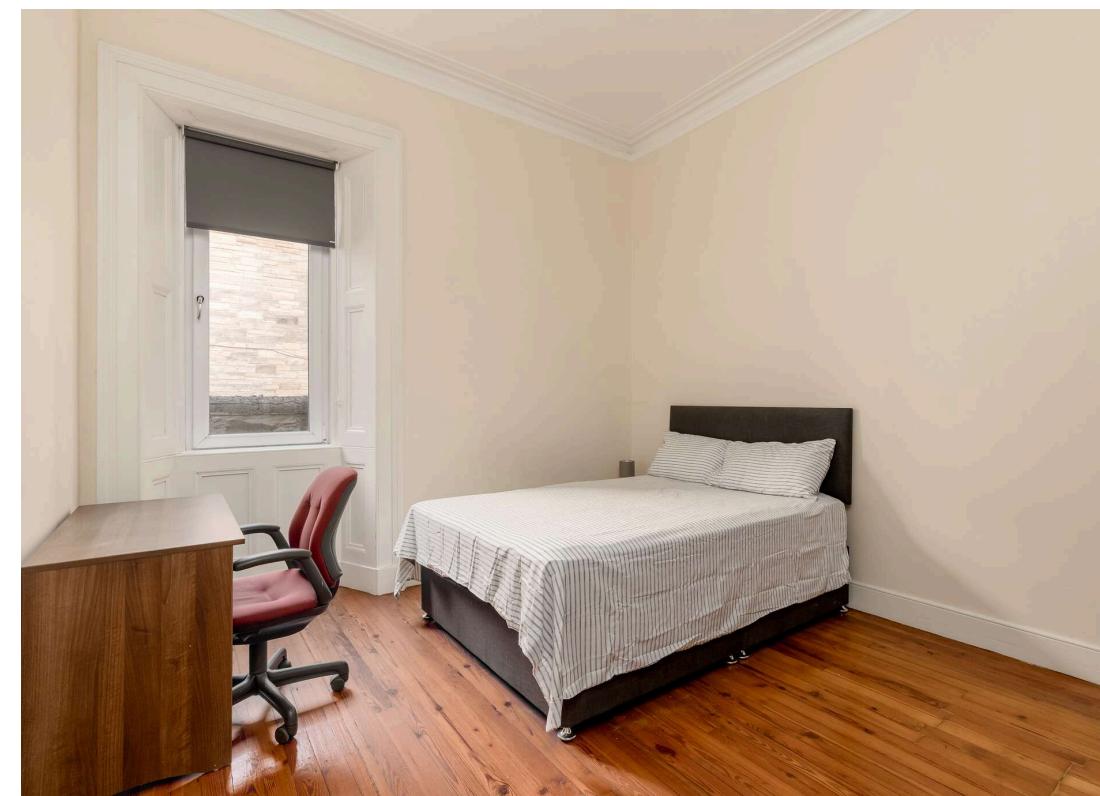
Maindoor Flat

This rarely available four-bedroom main-door flat in Slateford is sure to attract strong interest. Offering generous family living space and HMO compliance, the property presents an excellent investment opportunity. With private garden space to the rear, it will appeal to a wide range of buyers, and early viewing is highly recommended.

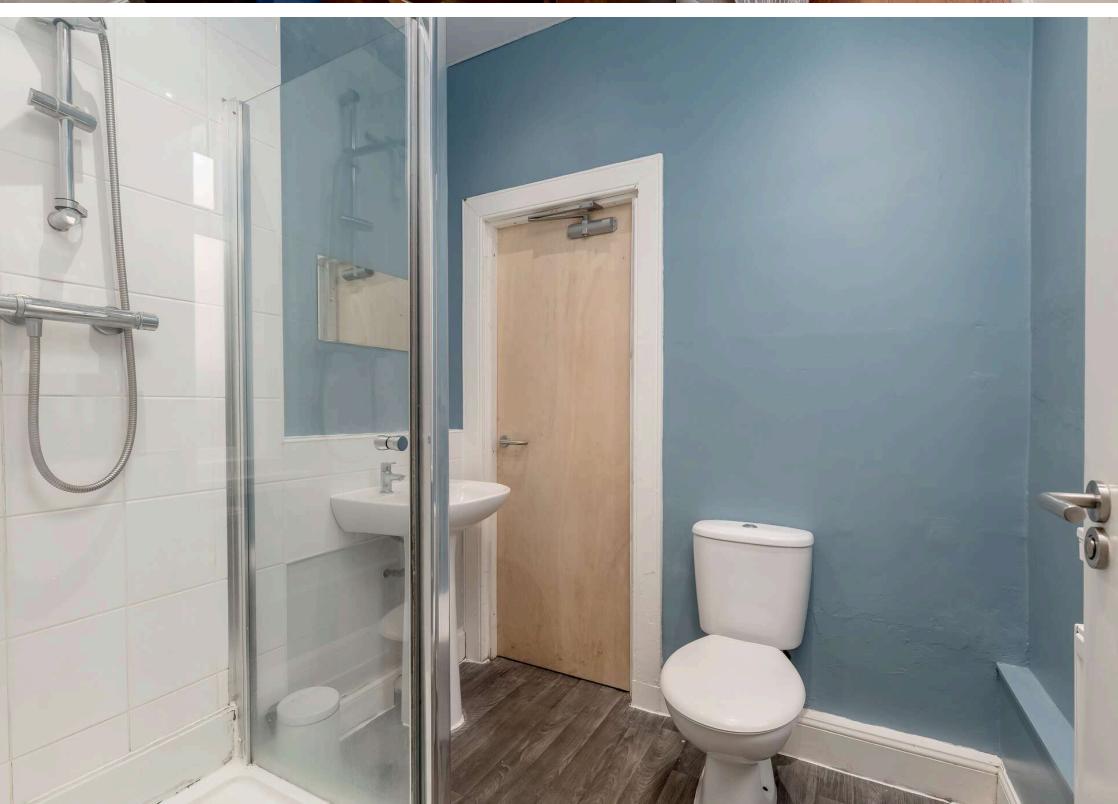
The accommodation comprises a spacious living room featuring ornate cornicing, creating an ideal space for relaxing and entertaining. The internal kitchen is fitted with a range of floor and wall-mounted units, an induction hob, electric oven, and white goods, all of which are included in the sale. A large dining room provides further flexibility and could easily be used as a second living area. There are four well-proportioned double bedrooms, offering excellent versatility. The property benefits from two bathrooms: one fitted with a three-piece suite with electric shower over the bath, and the other comprising a two-piece suite with a mains walk-in shower. Ample storage is available throughout, and the welcoming hallway features beautiful original tiled flooring. Additional benefits include gas central heating and double glazing throughout for improved energy efficiency. To the rear, the private garden is laid with artificial grass for ease of maintenance and includes a large garden shed, ideal for storing bikes and gardening equipment and a private front garden.

Please note the property is sold with no warranties in respect of systems.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by a regular bus service. Tram and Train services are also at Haymarket station. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal and Saughton Park & Gardens



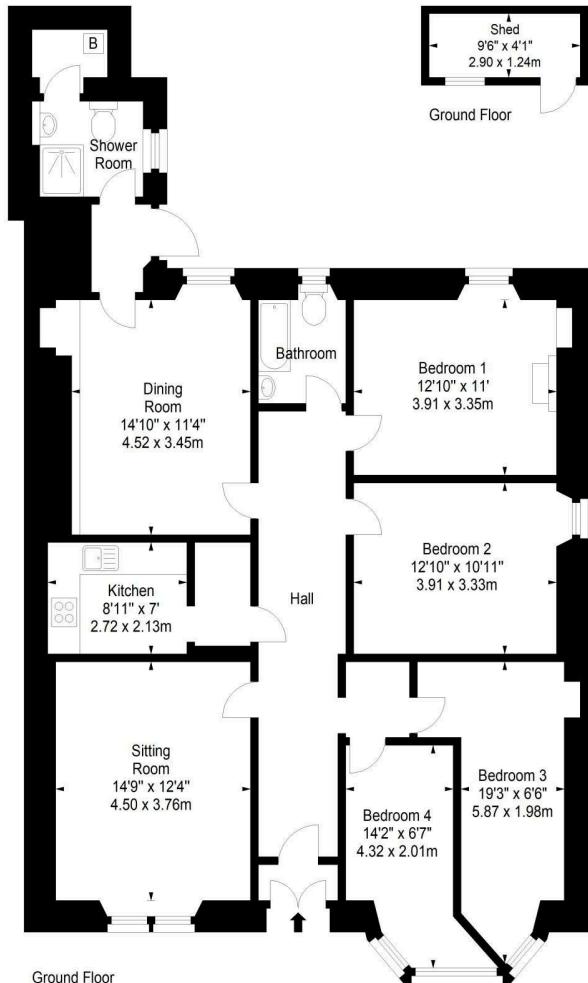
Viewing by appointment on 0131 337 1800



Moat Place,
Edinburgh,
Midlothian, EH14 1PP



Approx. Gross Internal Area
1347 Sq Ft - 125.14 Sq M
Shed
Approx. Gross Internal Area
38 Sq Ft - 3.53 Sq M
For identification only. Not to scale.
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