



16/11 Moat Street, Edinburgh

Offers Over £165,000



16/11 Moat Street

Edinburgh

Bright one-bedroom third floor flat with hallway storage, double bedroom, modern shower room, fitted kitchen and spacious lounge with office/dining area. Ideal for first-time buyers or investors.

Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



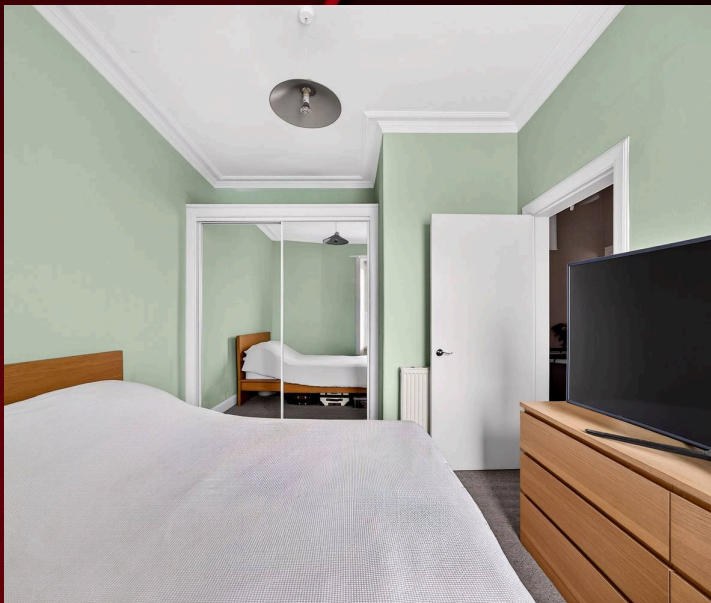
Hallway

A welcoming T-shaped hallway accessed via a timber entrance door. The space features a high ceiling, creating a bright and airy feel, with loft access providing additional practicality. Doors lead to the bedroom, bathroom, and lounge. There are two useful storage cupboards, a central ceiling pendant light, and a small radiator. The hallway is finished with neutral painted walls and a neutral fitted carpet throughout, offering a clean and versatile presentation.

Bedroom

11' 10" x 10' 3" (3.60m x 3.12m)

A spacious and bright double bedroom with a large window overlooking the rear of the property, allowing for an abundance of natural light. The room benefits from a high ceiling with attractive deep cornicing, enhancing the sense of space and character. Features include a central ceiling pendant light, a medium-sized radiator positioned behind the bedroom door, neutral fitted carpet, and light green painted walls. Excellent storage is provided by a built-in wardrobe with mirrored sliding doors, incorporating extensive shelving and hanging rails.





Bathroom

6' 3" x 4' 4" (1.91m x 1.31m)

A contemporary bathroom with a rear-facing window providing natural light. The room features a white PVC ceiling fitted with recessed spotlights and a chrome heated towel rail. A spacious walk-in shower is fitted with a mains-fed chrome mixer shower incorporating both a rainfall shower head and a handheld attachment, complemented by a glazed shower screen. The walls are finished with modern grey tile-effect wet wall panelling throughout. The suite comprises a white WC and wash hand basin set within a white gloss vanity unit providing useful under-sink storage, with an illuminated LED mirror positioned above. The floor is finished in a dark grey tile-effect vinyl, complementing the modern décor. A stylish and well-appointed bathroom.

Lounge

19' 1" x 10' 5" (5.81m x 3.18m)

A spacious and bright lounge with a large rear-facing window providing excellent natural light. The room features a high ceiling with decorative cornicing, a central ceiling pendant light, a large radiator, and a gas fireplace creating an attractive focal point. Additional practical features include built-in storage beneath the window, a cupboard housing the boiler, and an alcove with fitted shelving. The lounge is finished with neutral fitted carpet and white painted walls throughout. A small step leads to a versatile adjoining area, currently used as an office but equally suitable as a dining space, illuminated by a flush round ceiling light. A further small step provides access to the kitchen.

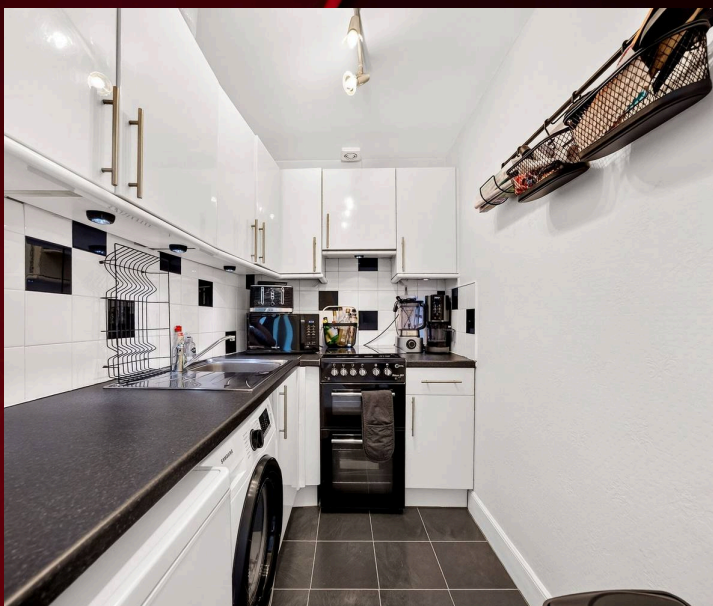




Kitchen

7' 10" x 5' 3" (2.39m x 1.60m)

white gloss wall and base units complemented by long, slim chrome handles. The worktops incorporate a stainless steel sink with a chrome mixer tap, while a white and black square tiled splashback adds a stylish finish between the worktops and wall units. The kitchen is equipped with a freestanding black gas cooker with a double oven, a white washing machine, and a white fridge with a small freezer drawer. The room benefits from a chrome ceiling spotlight bar, a ceiling-mounted extractor fan, dark grey tile-effect laminate flooring, and white painted walls, creating a bright and practical space with a modern finish.





GARDEN

The property benefits from access to a shared rear garden, accessed via a rear-facing door on the ground floor. The outdoor space comprises a small patio area and a generous lawn, providing an ideal setting for relaxing outdoors. Washing poles and a communal drying line add further practicality.

On street

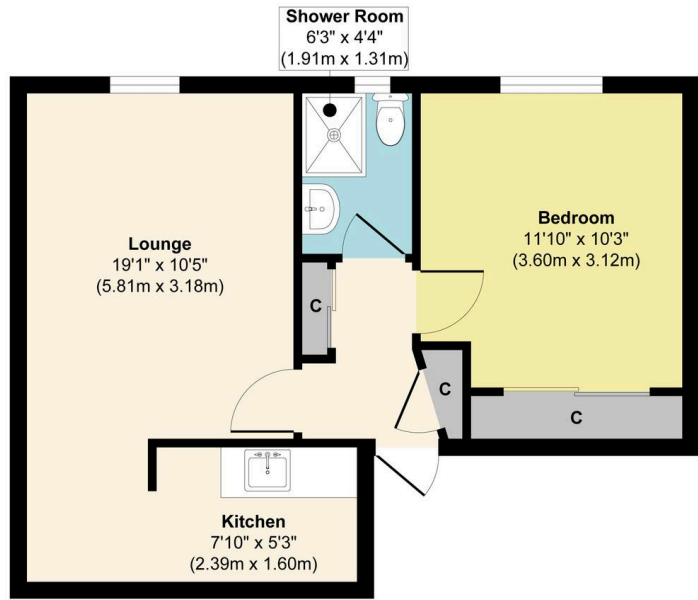
1 Parking Space

On-street parking is available to the front of the property with permit or paid options providing adequate space for residents and visitors.





16/11 Moat Street, Edinburgh, EH14 1PL



Floor Plan

Approx. Gross Internal Floor Area 417 sq. ft / 38.78 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

