

FLAT 11, 15 MOFFAT WAY  
NIDDRIE, EDINBURGH, EH16 4PY

CURRAN & CO  
PROPERTY



FLAT 11, 15 MOFFAT WAY  
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FIXED PRICE £165,000



'15/11 Moffat Way is an exceptionally bright and spacious one-bedroom top-floor flat, forming part of a modern residential development'

- Top Floor Apartment with Private Terrace
- Modern Factored Development
- Open Plan Living / Dining / Kitchen
- Spacious Double Bedroom
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Residents Parking & Communal Grounds
- Move-in Condition Throughout



#### Description

15/11 Moffat Way is an exceptionally bright and spacious one-bedroom top-floor flat, forming part of a modern residential development. Enjoying an open outlook, an impressive open-plan living/dining/kitchen and an expansive private terrace, the property is presented in move-in condition throughout and would be ideally suited to a first-time buyer, young professional or couple.

Entered through a well-kept communal stair via a secure door entry system, the accommodation comprises: welcoming entrance hall with two generous storage

cupboards; sizeable open-plan living/dining/kitchen flooded with natural light, with a door leading directly onto the generous private terrace—ideal for outdoor dining and entertaining; modern fitted kitchen with a range of base and wall-mounted units, integrated oven, stainless-steel gas hob, extractor hood and fridge/freezer, and a freestanding washing machine; generous double bedroom with built-in wardrobe; and spacious bathroom with shower over the bath. Further benefits include gas central heating and double glazing throughout.

Externally, the development benefits from well-maintained communal

grounds and unallocated residents' parking.

#### Extras

Extras to be included in the sale are all curtains and blinds, and kitchen appliances.

#### EPC Rating

The energy efficiency rating for this property is band C.

#### Council Tax

This property is subject to council tax band A.







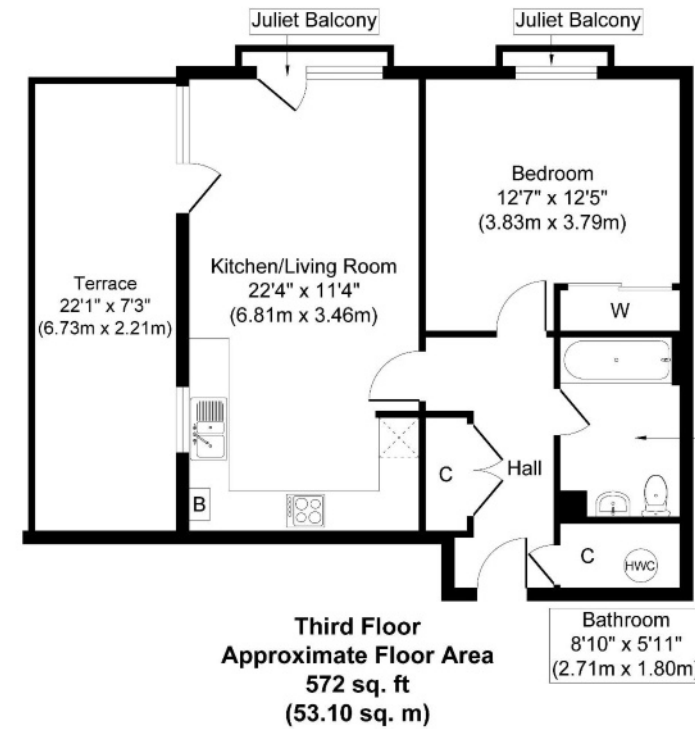
# CURRAN & CO PROPERTY

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## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.