





THE LOCATION

The property for sale is located in the area of Moredun, a popular residential area lying to the South of the city centre. Local services include the Morrisons supermarket, a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.

There is a nursery, primary and secondary school within easy access and of course the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France just a short journey away. Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmilla Park Golf Course and the Braid Hills public golf course are in the area.





5A MOREDUN PARK STREET

An excellent opportunity has arisen to acquire this highly desirable three bedrooomed home making for an ideal family home and located within the Moredun area of Edinburgh.

Internally this accommodation is in excellent decorative order, Briefly comprising;

Ground Floor: With the ground floor briefly

consisting of an entrance hallway with access to the bright and spacious lounge area which gives access to the dining room which also provides access to the rear garden. There is a modern kitchen benefiting from an integrated four gas hob, electric oven, extractor hood, fridge freezer and dishwasher.

First Floor: The first floor has a landing

with three spacious bedrooms all of which are flooded with light and to complete the upper level is a spacious three-piece bathroom with a shower over the bath.

This property also benefits from gas central heating and full double glazing. There is a private garden area to the rear of the property, making for the perfect family home. Early viewing is highly recommended.

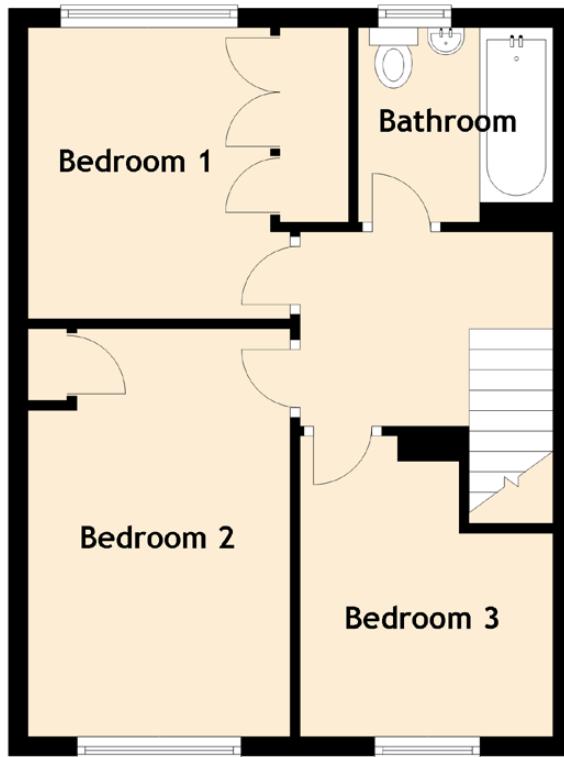
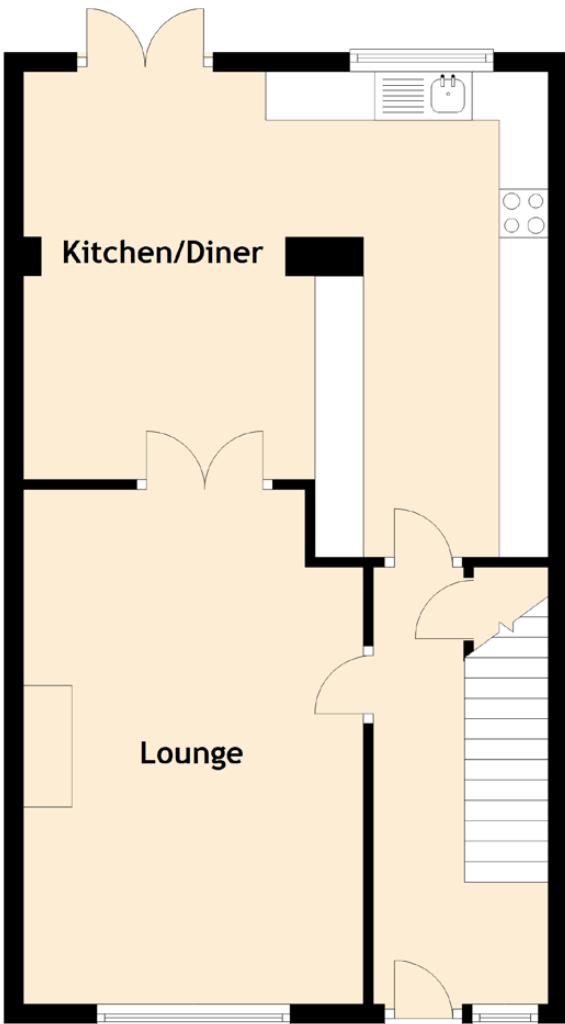








SPECIFICATIONS & DETAILS

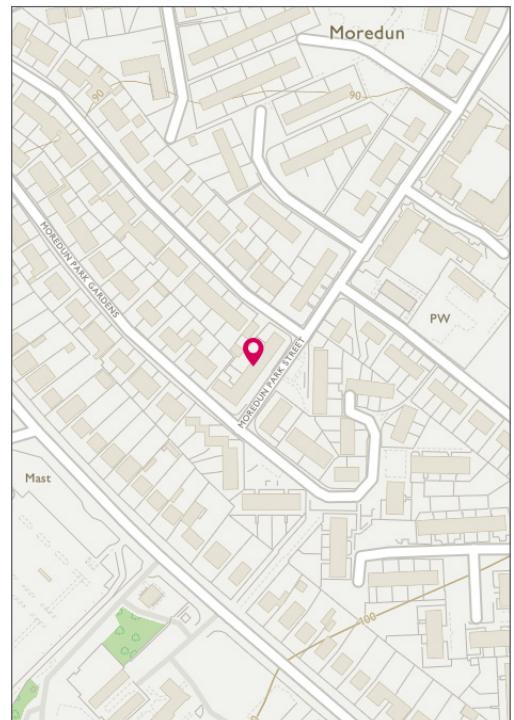


Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.50m (11'6")
Kitchen/Diner	5.40m (17'9") x 5.00m (16'5")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	3.10m (10'2") x 2.60m (8'7")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 69m²

EPC Rating: C





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Exchange
Available

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Text and description
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