

# 30 Moredunvale Loan

EDINBURGH, EH17 7RQ



*SPACIOUS THREE BEDROOM TERRACED HOUSE IN  
THE LITTLE FRANCE/CRAIGOUR AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this three bedroom terraced house in Edinburgh's popular and easily accessible Little France. Inside, the property comprises of:

- Fully equipped kitchen in good condition.
- Spacious living/dining area flooded by natural light from both sides of the building.
- Three bedrooms two of which are spacious doubles
- Third bedroom is a single bedroom or ideal home office.
- The main bathroom is spacious and has a three-piece suite.

In addition to this, the property has free on-street parking and excellent outdoor garden space in the front and back.



# the lounge





# the kitchen







**the bedrooms**

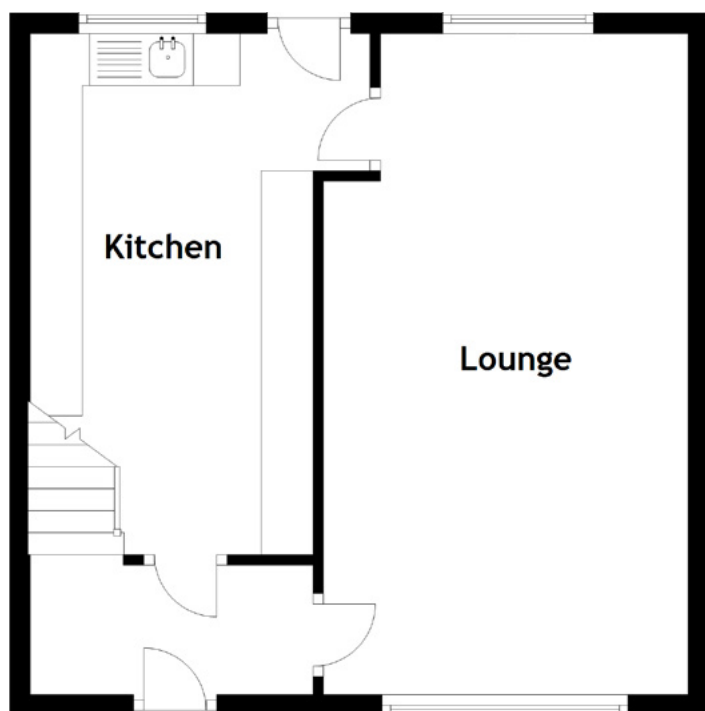




**shower room**







Approximate Dimensions  
(Taken from the widest point)

Lounge	6.37m (20'11") x 3.51m (11'6")
Kitchen	5.02m (16'6") x 3.27m (10'9")
Bedroom 1	4.29m (14'1") x 2.62m (8'7")
Bedroom 2	3.68m (12'1") x 3.00m (9'10")
Bedroom 3	2.79m (9'2") x 2.31m (7'7")

Shower Room 1.99m (6'6") x 1.67m (5'6")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>

EPC Rating: C

## Floor Plan





**the garden**







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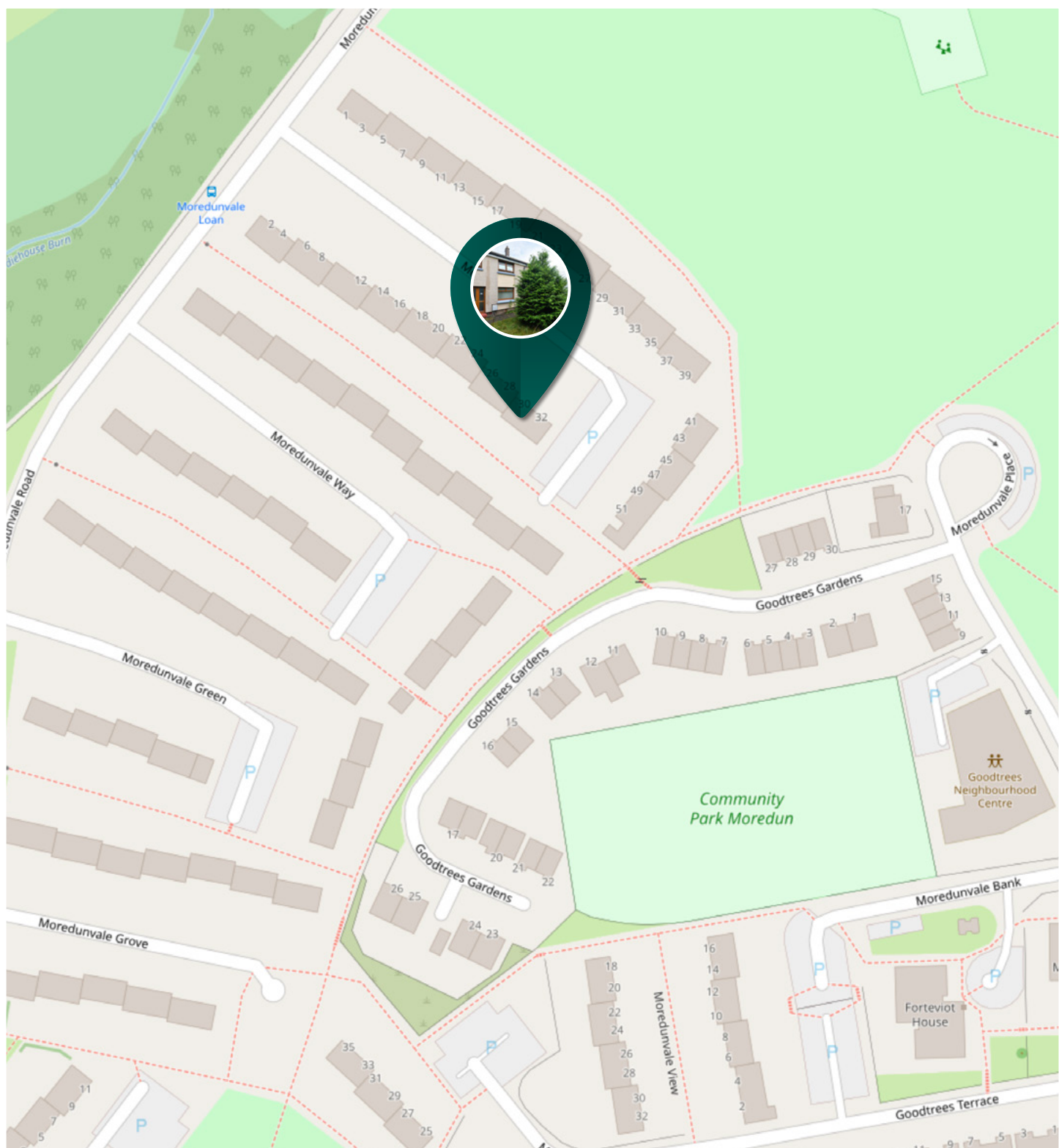
Little France is a sought after residential area lying to the south of the city centre. Local services include a bank, Post Office, chemist, corner shop, and newsagents. Both the Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and Straiton Park with its variety of stores are a short car journey away. There is a nursery, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France just a five-minute walk from the property. The Edinburgh Royal Infirmary hosts the Edinburgh University Medical School, with the new Sick Children's Hospital having only recently opened last year.

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 By-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. Recreational facilities include many delightful walks around Craigmillar Castle and the surrounding grounds and Ellens Glen which takes you over to Burdiehouse country park. The Hermitage which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills.

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## The Location





# McEwan Fraser Legal

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