



# Fantastic family home

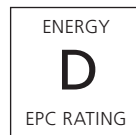
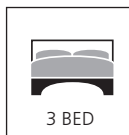
Private gardens to the front and back

## 92 Moira Terrace

Edinburgh, EH7 6SA



Scan Here!







VIEWS OF ARTHUR'S SEAT

# THE LOCATION



Moira Terrace is situated in a highly sought after and much respected area lying to the east side of the city, close to the expanse of Queens Park and Arthur's Seat, which offers almost country like walks within the very heart of the city. Local shopping can be found within close proximity, with Morrisons and Asda superstores capable of supplying most family's normal monthly requirements. If this should prove inadequate then it is a simple matter to travel into the city centre, or across to Fort Kinnaird Retail Park. There are also both postal and banking services within close proximity to this property. Frequent bus services run to and from the city centre and the trip generally takes no more than fifteen minutes. Furthermore, the easiest possible access to many parts of the city is by using the city by-pass, in fact, this roads give access to all the major trunk routes. Even the M8 and M9 which lie just beyond Edinburgh airport, can generally be reached in a matter of twenty five minutes. For those who prefer open air or sporty recreation facilities, they can easily be found at Meadowbank sports stadium, the Royal Commonwealth Pool, Jack Kane Centre as well as many golf courses.

## 92 MOIRA TERRACE







“...BAY WINDOWED LIVING ROOM WITH FEATURE FIREPLACE...”



THE KITCHEN WITH DINING AREA



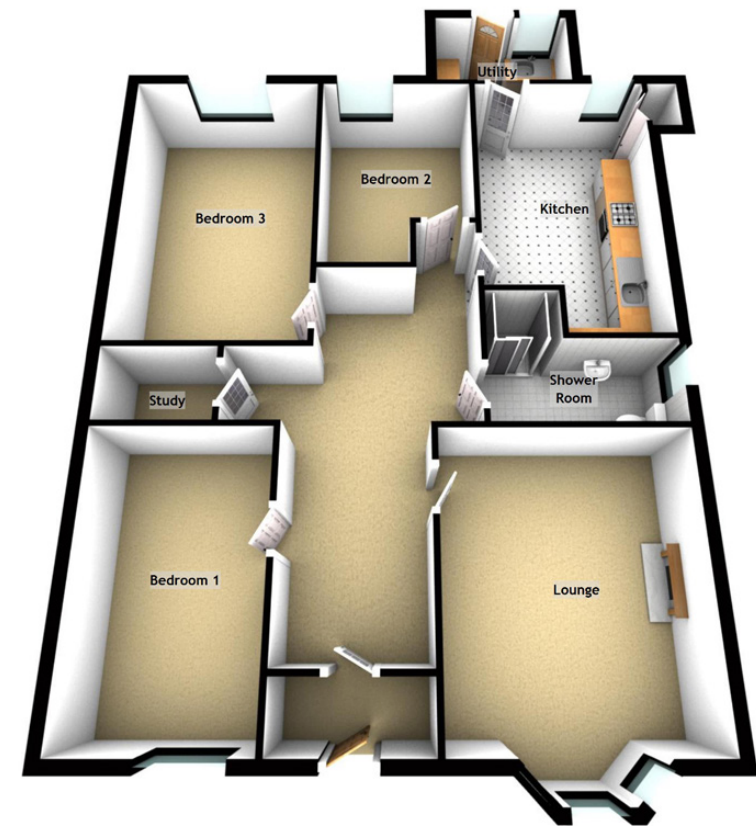
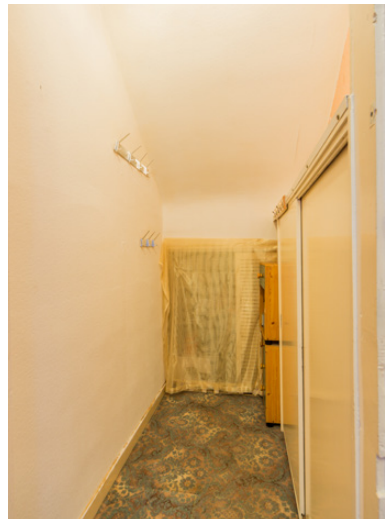
## THE PROPERTY

Fantastic family home presented in walk in condition that includes a number of extras. This gable end traditional lower villa enhanced by attractive private garden front and back, is offered to the market in move-in condition. The accommodation briefly comprises, entrance vestibule and hallway, stairway and upper hall, bay windowed living room with feature fireplace, triple windowed kitchen/dining area with modern units and stone tile floor surfaces. Utility room, three double bedrooms, family bathroom with separate shower. Gas central heating, double glazing, substantial insulated attic and unrestricted on street parking.





## THE BEDROOMS, SHOWER ROOM & STUDY



### APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.80m (12'6")
Kitchen	4.91m (16'1") x 3.00m (9'10")
Utility	2.43m (8') x 1.45m (4'9")
Bedroom 1	4.52m (14'10") x 2.77m (9'1")
Bedroom 2	3.65m (12') x 2.61m (8'7")
Bedroom 3	5.05m (16'7") x 3.22m (10'7")
Study	1.83m (6') x 1.21m (4')
Shower Room	3.37m (11'1") x 1.37m (4'6")

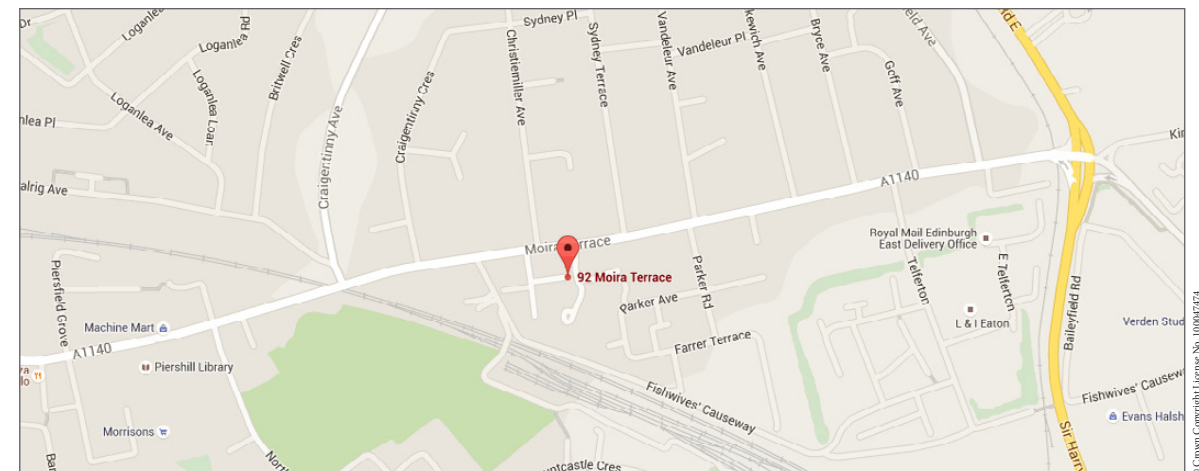
### GROSS INTERNAL FLOOR AREA (M<sup>2</sup>)

103m<sup>2</sup>

### EXTRAS

(Included in the sale)

All fixtures, fittings, carpets, large TV and integrated entertainment system in the lounge, all curtains and integrated kitchen appliances. Other items by separate negotiation.







**McEwan Fraser Legal**

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## Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

**Disclaimer** - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description  
**DEREK WEBSTER**  
Surveyor



Professional photography  
**VIKTOR VASS**  
Photographer



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