




McEwan Fraser Legal

Solicitors & Estate Agents

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55 Fernieside Drive

MOREDUN, EDINBURGH, EH17 7HY

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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, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

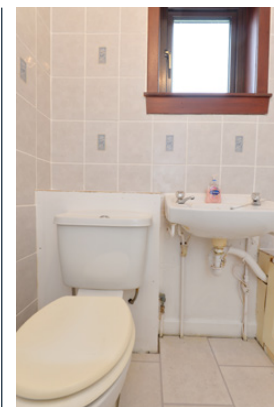
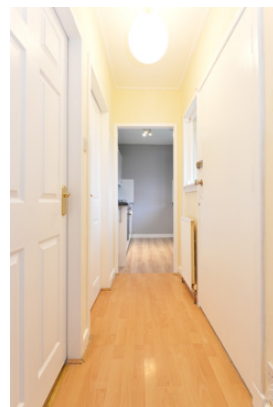
McEwan Fraser Legal is delighted to bring to the market this desirable one-bed end terraced cottage, providing a spacious, comfortable and well-presented accommodation.

The property consists of an entrance vestibule which leads into the living room which is spacious and allows for a variety of furniture arrangements. Via the lounge, you will access a hallway to the rear of the property which gives access to the newly modernised kitchen which has been finished to a high standard.

The property also comprises a spacious bathroom with shower overhead the bath and a good sized double bedroom.

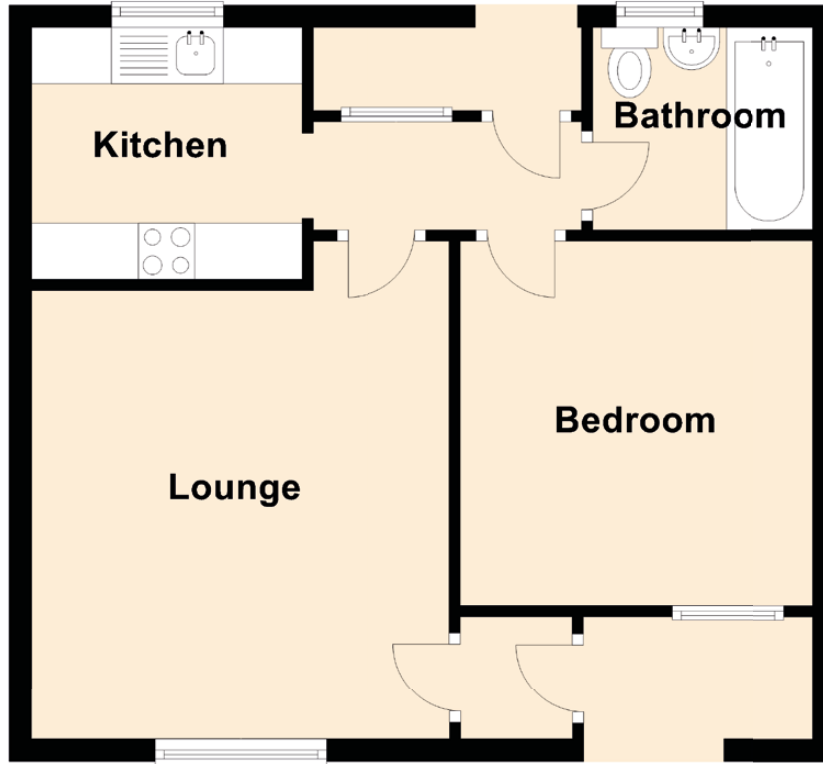
Featuring private front garden and communal walled garden to the rear, you can gain access to the garden via the rear door in the hallway.

Further features include double glazing, gas central heating and ample free parking to the front of the property. This property is also both warm, and yet surprisingly cost-effective all year around.



Specifications & Details

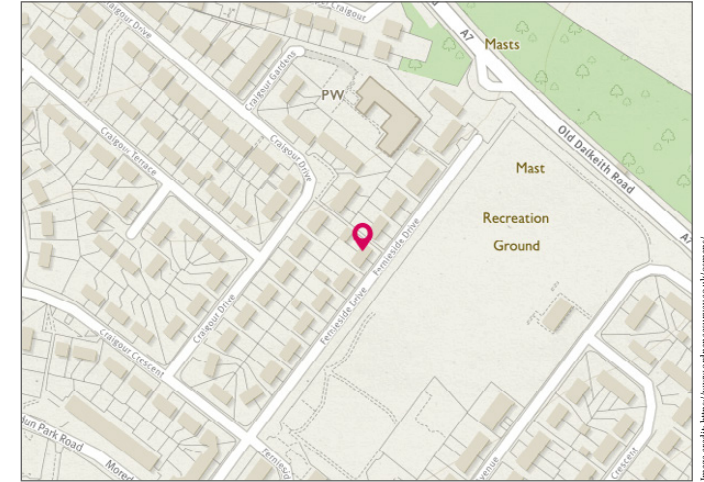
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.45m (14'7") x 3.73m (12'3")
Kitchen	2.41m (7'11") x 2.24m (7'4")
Bedroom	3.25m (10'8") x 3.14m (10'4")
Bathroom	1.96m (6'5") x 1.80m (5'11")

Gross internal floor area (m²): 33m² | EPC Rating: D



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Part
Exchange
Available

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Text and description
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Professional photography
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Photographer



Layout graphics and design
ALLY CLARK
Designer