

# 11 Moredunvale Way

EDINBURGH, EH17 7RG



*Spacious Three Bedroom Terraced House in the  
Little France/Craigour area of Edinburgh*



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This well presented three bedroom terraced house is in excellent decorative order and benefits from a beautifully landscaped south facing rear garden. The property would make an excellent purchase for any family, first-time buyer or buy-to-let investor. Viewing is highly recommended. The property is located in a quiet residential cul-de-sac with very little passing traffic making it ideal for a family or those who just enjoy quiet surroundings. Facing North to the front and South to the rear, the property enjoys any sunshine for a large part of the day.

# THE LOUNGE/DINER



The property is entered into a hallway, which provides access to the living room and kitchen. The large airy living room provides a generous living space with plenty of room for furniture and units and flows through to the dining area. There is plenty of space for a large dining table which would be ideal for family meals and entertaining guests. The French doors in the dining area provide access to the beautiful rear garden.







# THE KITCHEN



The spacious kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space, integrated appliances and a gas cooker, which is sure to appeal to any aspiring chef!







Upstairs there are three bedrooms, bedroom one and two are both generous sized double rooms and are flooded by natural light. Bedrooms two and three benefit from fitted wardrobes, and allow space for additional free-standing furniture if required. The third bedroom is a good-sized single room but could fit a double bed alternatively it could be used as a study. A crisp shower room with under-floor heating, WC and basin completes the accommodation.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





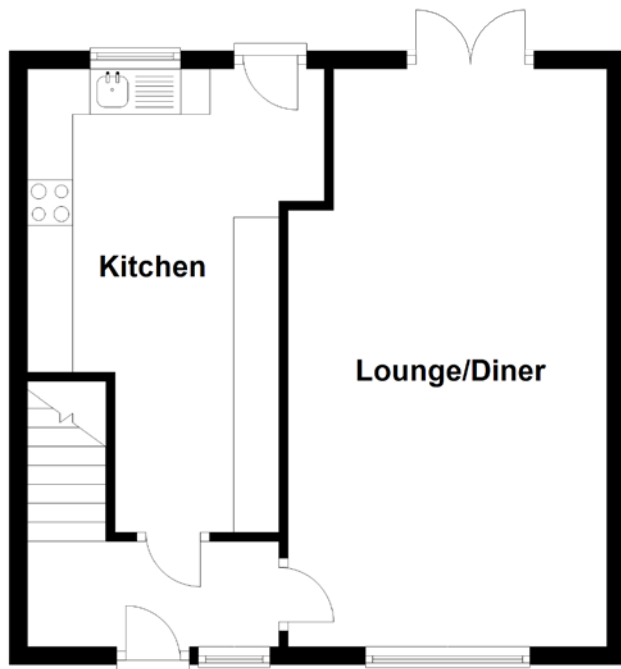
Number 11 has a single driveway to allow for off-street parking and there is also more than enough on-street parking to accommodate for visitors.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

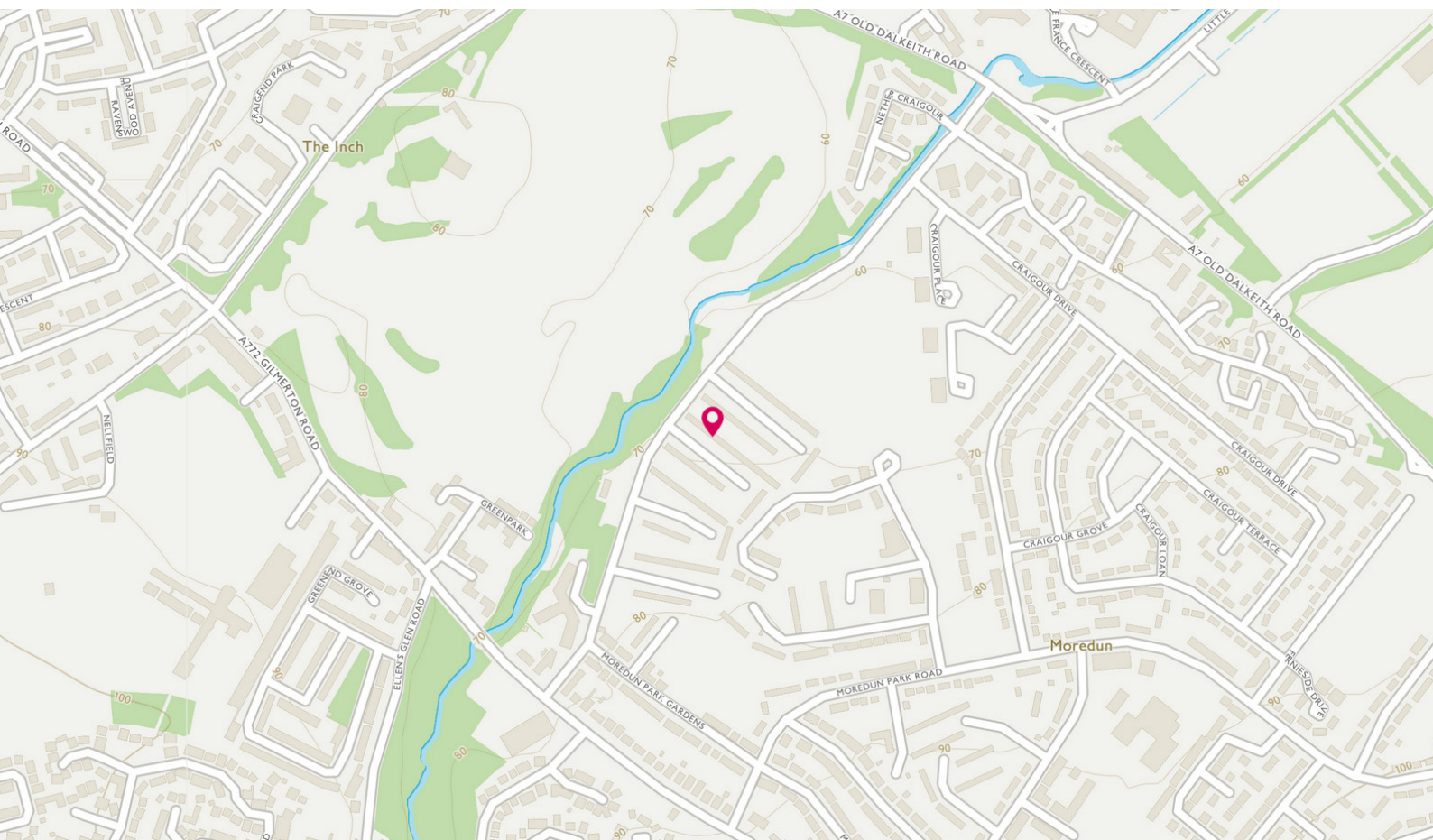


Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.37m (20'11") x 3.51m (11'6")
Kitchen	5.11m (16'9") x 3.27m (10'9")
Shower Room	1.97m (6'6") x 1.71m (5'7")

Bedroom 1	3.77m (12'4") x 2.62m (8'7")
Bedroom 2	3.69m (12'1") x 3.69m (12'1")
Bedroom 3	2.79m (9'2") x 2.38m (7'10")

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





# THE LOCATION

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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