

# 4/8 Moredun Park Grove

EDINBURGH, EH17 7LZ



*SPACIOUS TWO BEDROOM FLAT IN THE  
GILMERTON AREA OF EDINBURGH*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







McEwan Fraser Legal is delighted to present this two-bedroom flat to the market. Presented in walk-in condition, the property benefits from gas central heating, double glazing, private parking, and also enjoys excellent views of Edinburgh, Arthur's Seat and the Fife coastline.

The property boasts two genuine double bedrooms, one with built-in storage, the other with ample space for free-standing units. The master bedroom benefits from views over the city, perfect as the summer sunsets arrive. Down the hall, you come across the three-piece bathroom suite well-appointed with modern fixtures and fittings. The living space allows floods of natural light to enter the property and provides ample space for the sofa, television, dining room table and the vitally important working from home space. In addition, the fully fitted kitchen supplies plenty of storage and work surfaces, with an integrated oven and electric hob. The views from the kitchen provide a beautiful backdrop whilst doing the daily dishes. For further storage, the property comes with separate store rooms within the building.

The garden space to the rear of the building is shared between all residents. Early viewings are essential as this will not be around for long in the current market.

# The Lounge











**Bedroom 1**





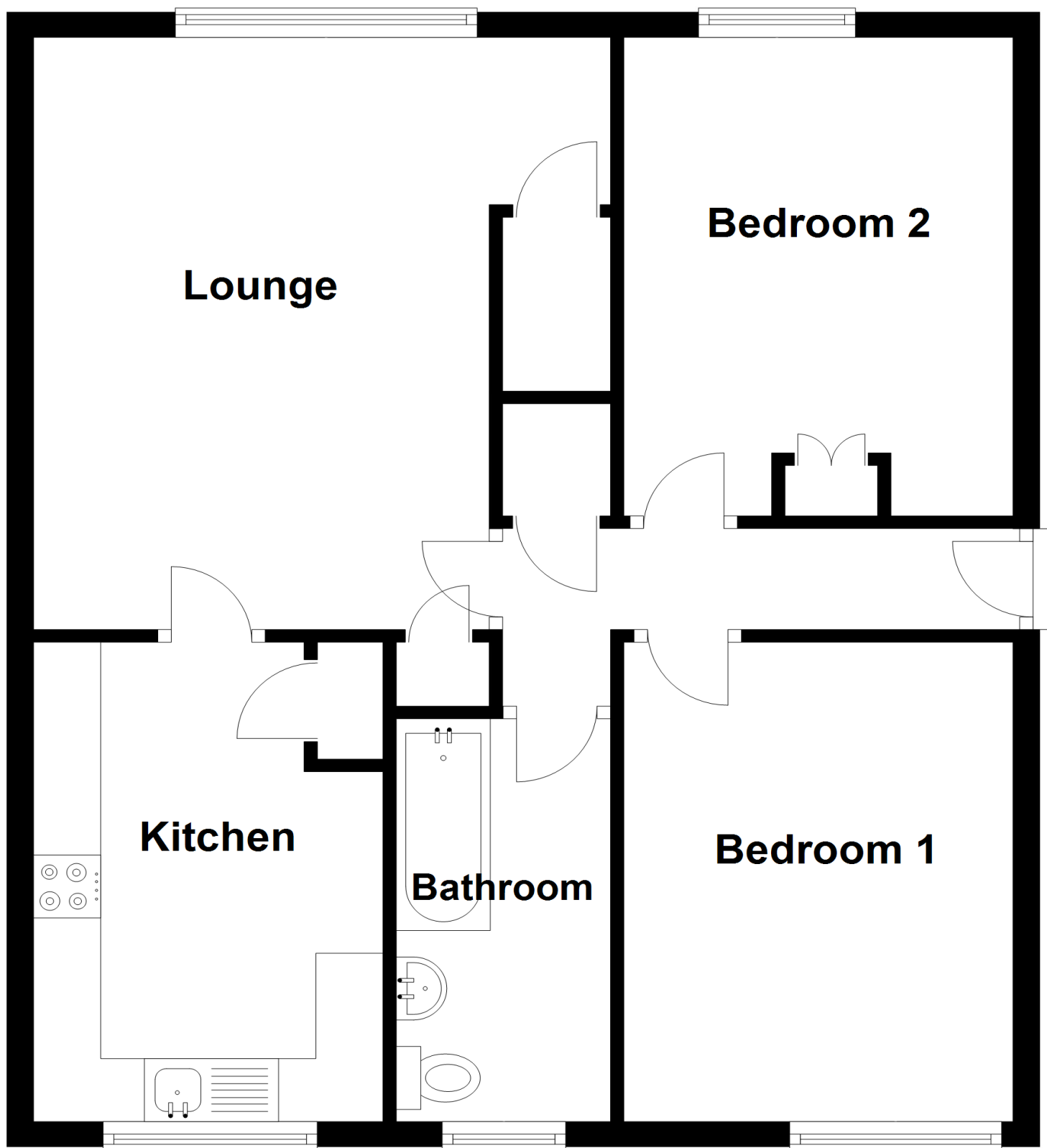


**Bedroom 2**









Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.30m (14'1")	Bathroom	3.20m (10'6") x 1.60m (5'3")
Kitchen	3.80m (12'6") x 2.60m (8'7")		
Bedroom 1	3.70m (12'2") x 2.90m (9'6")	Gross internal floor area (m <sup>2</sup> ): 66m <sup>2</sup>	
Bedroom 2	3.80m (12'6") x 2.90m (9'6")	EPC Rating: D	









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The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including shopping, transport, educational and recreational facilities. The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport. This is the right side of town for easy access for the Edinburgh Royal Infirmary which is located at Little France just a short car journey away.

Recreational facilities include many delightful walks, a number of golf courses and the dry ski slope located at the nearby area of Fairmilehead.

The City Bypass, which is a few minutes drive from the property, provides excellent commuting links with both east and west. There is an excellent bus service minutes walk from the property providing quick and easy access to the city centre and surrounding areas.

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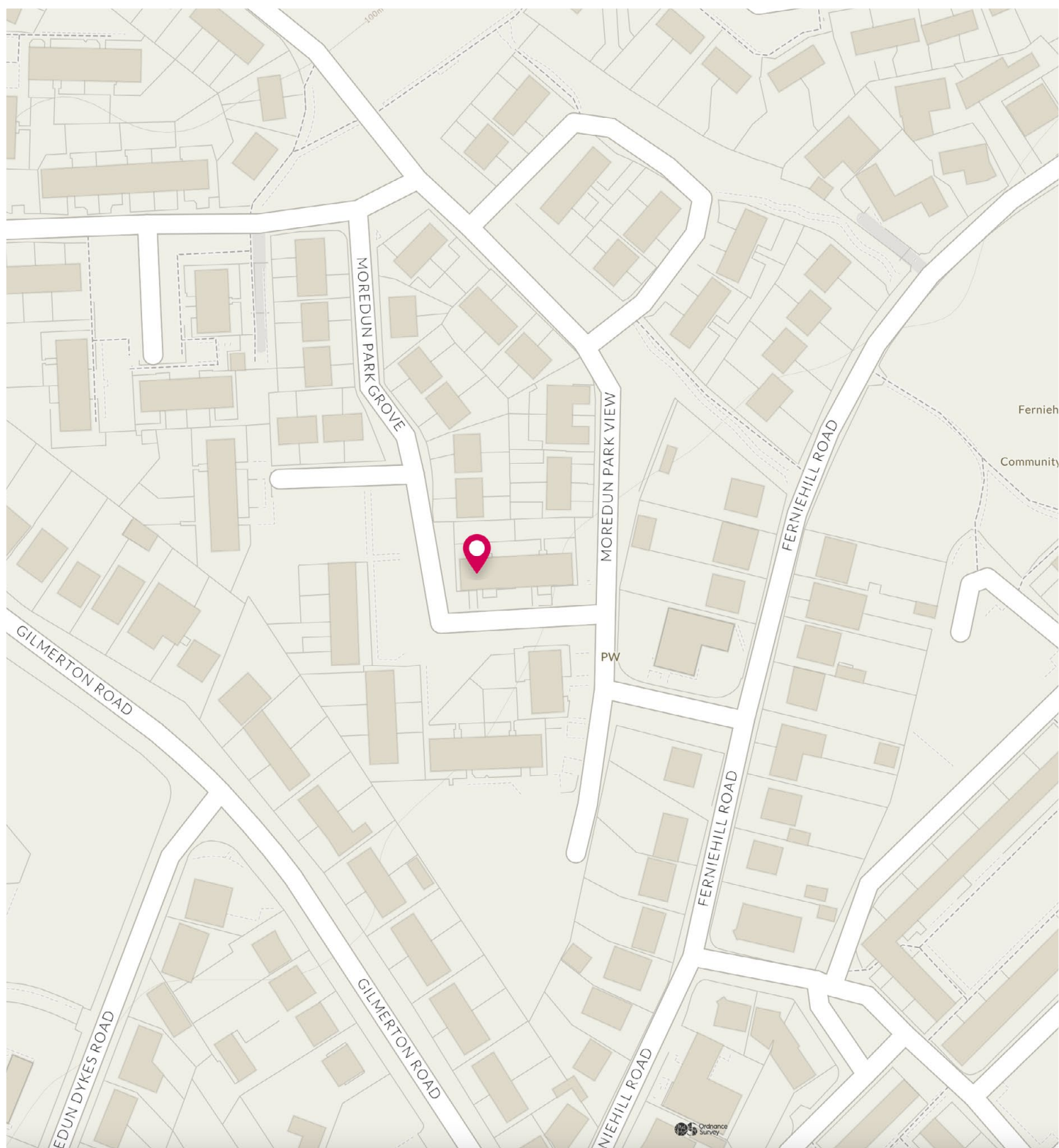


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**ANDREW DARCY**  
Surveyor



Professional photography  
**ERIN MCMULLAN**  
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**ALAN SUTHERLAND**  
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