

4 Moredun Park Drive

EDINBURGH, EH17 7EP



*Two bedroom semi-detached house, making
for an ideal family home*



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An excellent opportunity has arisen to acquire this two-bedroom semi-detached house, making for an ideal family home while being well located within the popular Gilmerton area of Edinburgh. There is an opportunity to extend this property with the relevant planning permission being achieved. Viewing this property is highly recommended.

THE LOUNGE



Internally this accommodation is in excellent decorative order and offers a flexible set up of rooms, while briefly consisting of; entrance hallway, large open plan lounge/sunroom with lovely views of the garden and access to the garden, newly installed kitchen with induction hob and ample floor units and worktop space.

THE SUN ROOM



THE KITCHEN



The kitchen is a good size that benefits from a handy pulley, free-standing appliances and ample storage cupboards.





In addition, there are two spacious double bedrooms on the ground floor which offer excellent accessible living. Completing the ground level there is a family bathroom with a white three piece suite with an overhead shower.

There is an attic that has been floored and set up as an additional bedroom that is accessed via a ladder and has two Velux windows. This could easily be turned into a further living/bedroom space with the relevant planning permission.

BEDROOM 1



BEDROOM 2



THE BATHROOM



THE ATTIC

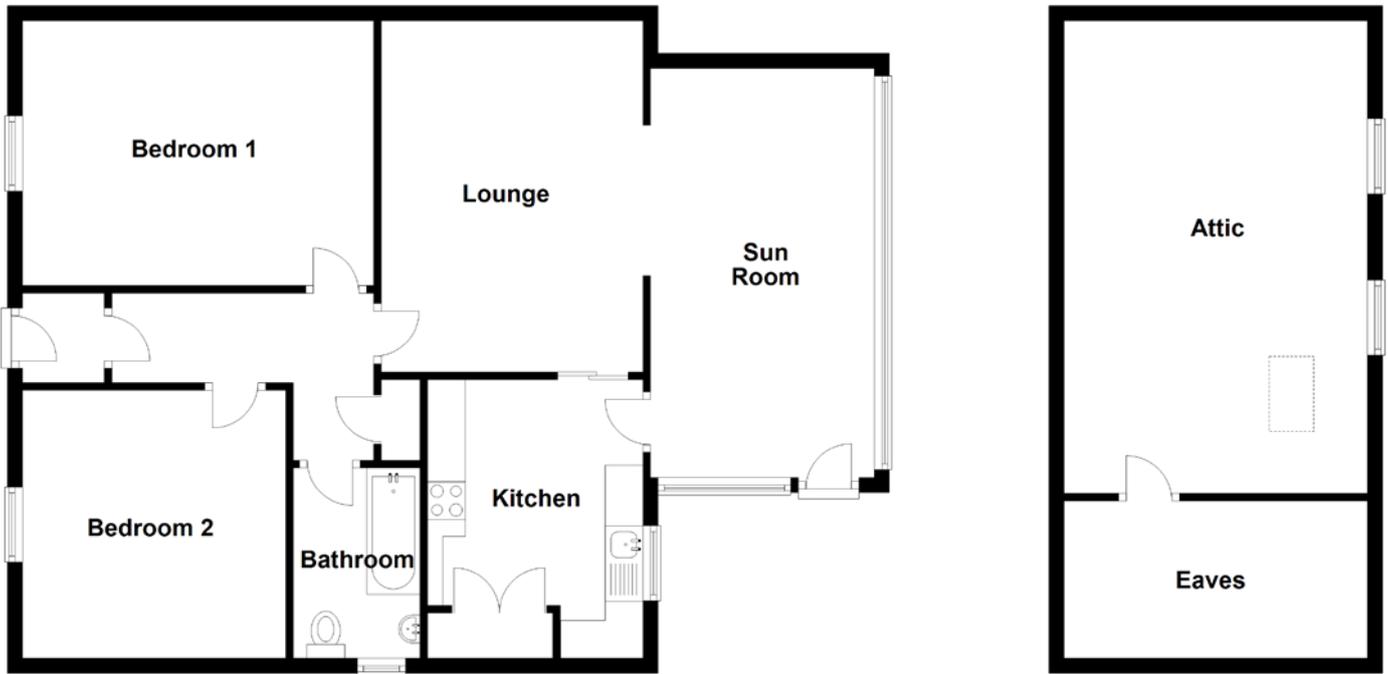


This property also benefits from; gas central heating, full double glazing and private gardens to the front, side and rear of the property. There is also a single driveway with a single garage at the end, providing more than adequate off-street parking with a good-sized single garage.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

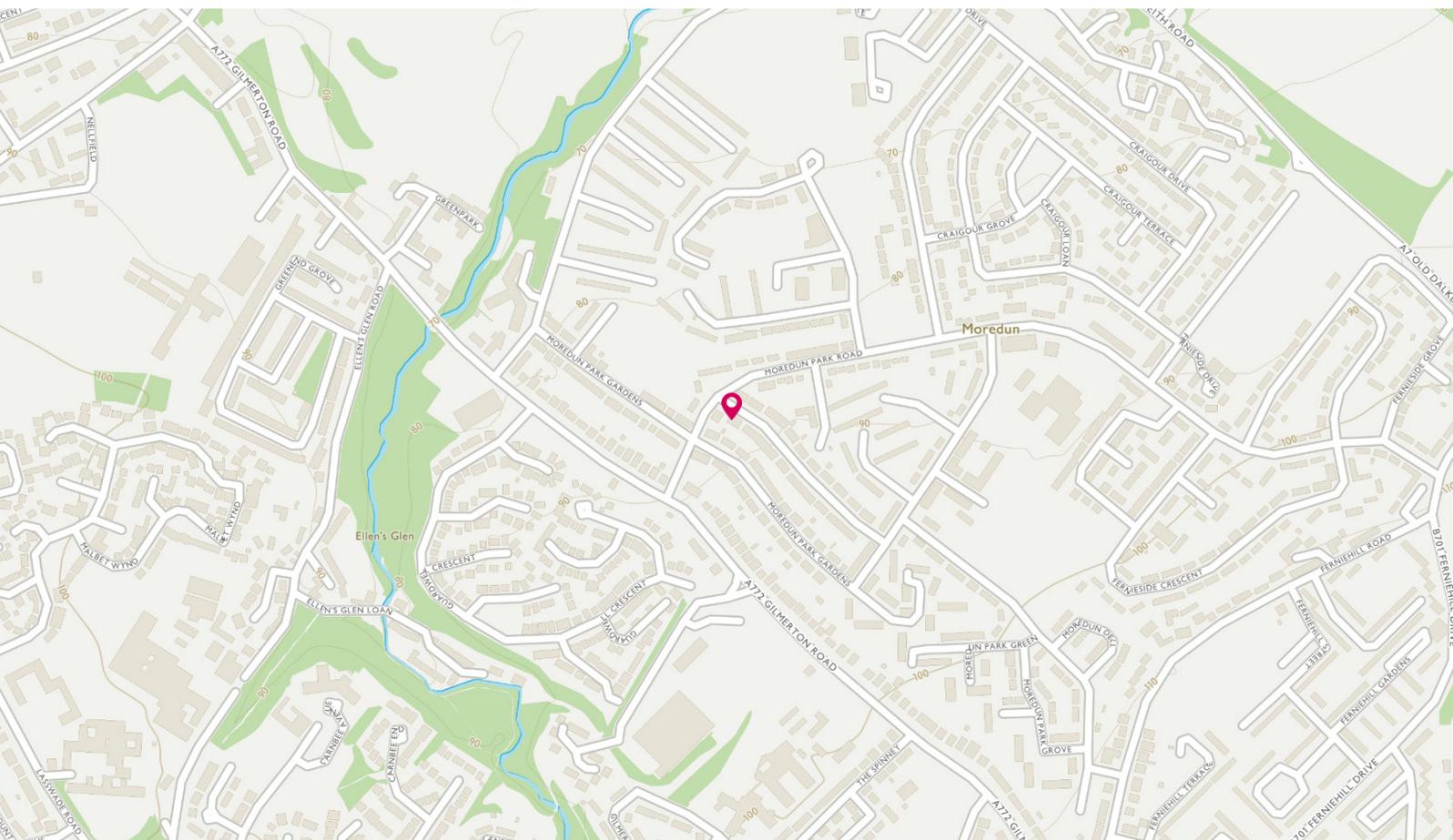


Approximate Dimensions (Taken from the widest point)

Lounge 4.67m (15'4") x 3.45m (11'4")
 Sun Room 5.44m (17'10") x 2.95m (9'8")
 Kitchen 3.70m (12'2") x 2.84m (9'4")
 Bedroom 1 4.65m (15'3") x 3.52m (11'7")

Bedroom 2 3.56m (11'8") x 3.47m (11'5")
 Bathroom 2.53m (8'4") x 1.67m (5'6")
 Attic 6.28m (20'7") x 4.00m (13'1")

Gross internal floor area (m²): 87m²
 EPC Rating: D



THE LOCATION

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 local shopping, transport, educational and recreational facilities.

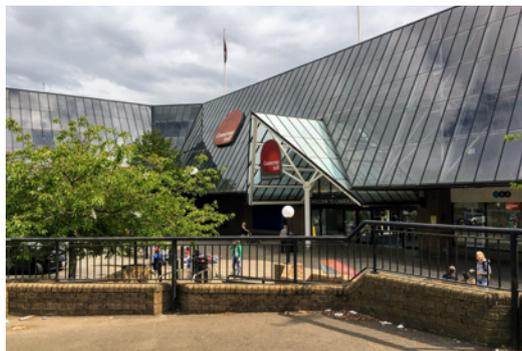




The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a 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.




Solicitors & Estate Agents

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Part
Exchange
Available



Text and description
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