

10 Moredun Park Green

EDINBURGH, EH17 7LS



MID-TERRACED TWO-BEDROOM PROPERTY



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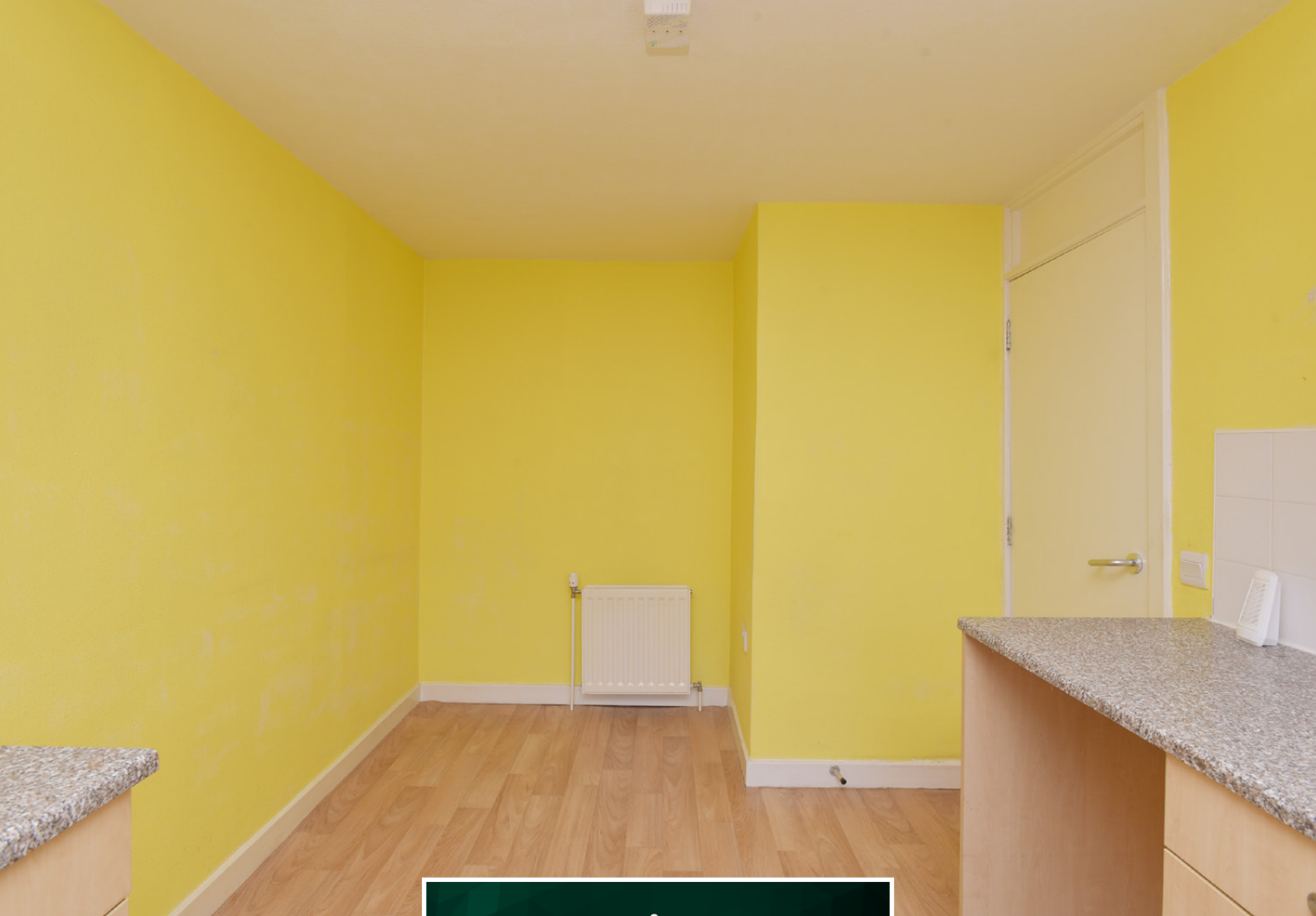


McEwan Fraser is delighted to present this mid-terraced two-bedroom house to the market. Internally, the property is presented in good condition and offered excellent proportions throughout. Further benefits include gas central heating, double glazing, off-street parking, and a generous south-facing rear garden. The property is offered to the market chain free.

The accommodation is focused on a generous living room that overlooks the rear garden. Running the full width of the house, the living room has tremendous floor space for a variety of different furniture arrangements. This will give the new owner plenty of flexibility to create their ideal entertaining space.

A generous breakfasting kitchen faces the front of the property. There is a full range of base and wall-mounted units that offer ample prep and storage space. The units are arranged to give space for free-standing appliances and there is plenty of room for a breakfast table.





The Kitchen



Climbing the stairs, the first-floor landing has integrated storage and gives access to two generous double bedrooms and a bathroom. Bedroom one is a bright neutral double with an integrated wardrobe, a storage cupboard, and plenty of space for a full suite of bedroom furniture. Bedroom two is neutrally decorated and also includes an integrated wardrobe.

Internal accommodation is completed by a spacious bathroom that has natural light and includes a three-piece white suite with shower over bath.

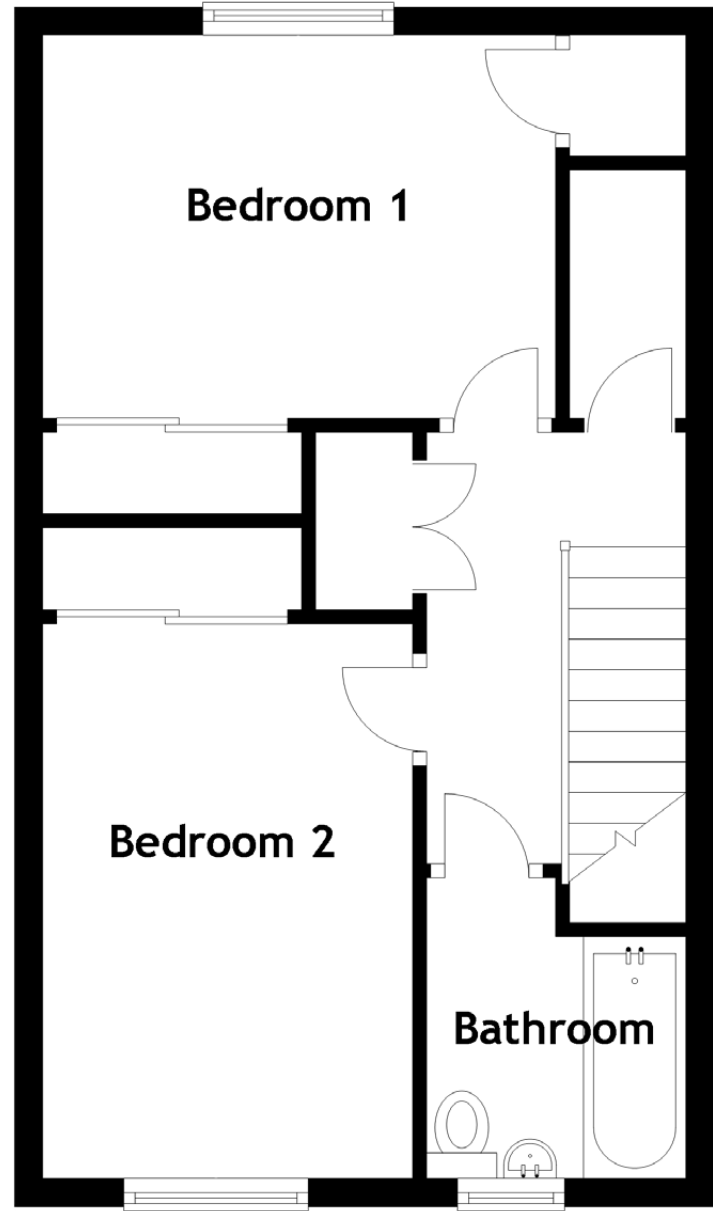
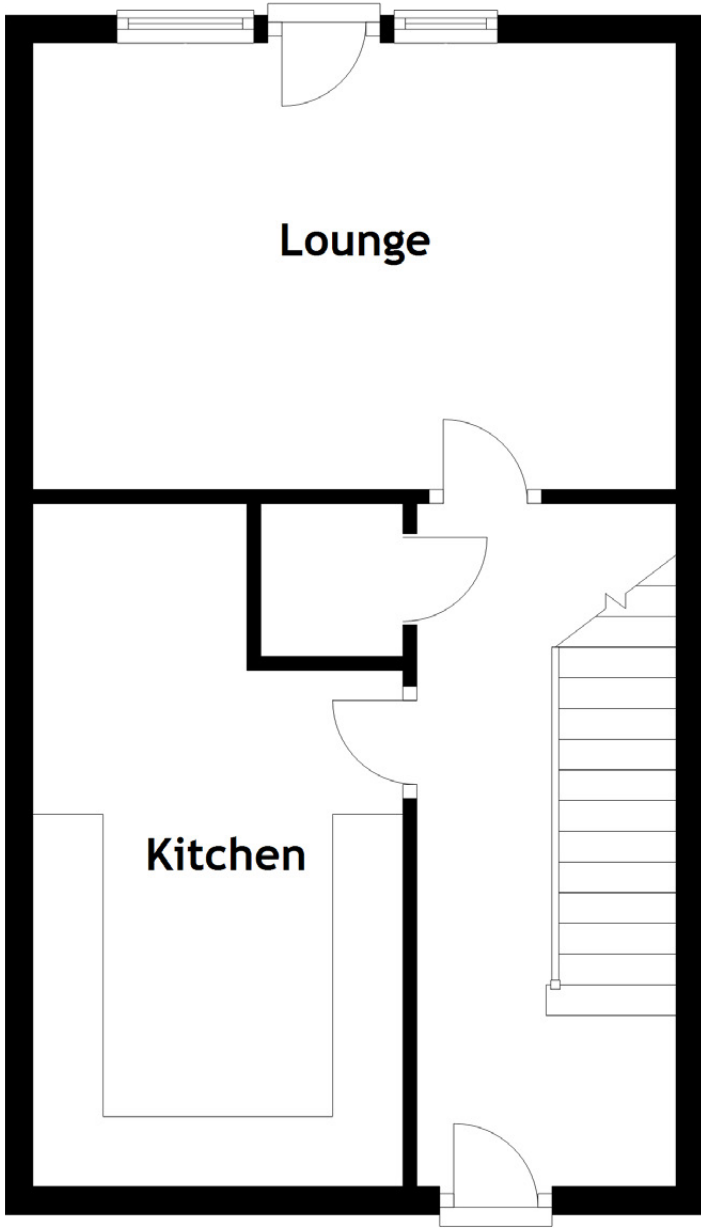




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge 4.58m (15') x 3.18m (10'5")
 Kitchen 4.87m (16') x 2.64m (8'8")
 Bedroom 1 3.66m (12') x 2.73m (9')
 Bedroom 2 3.96m (13') x 2.64m (8'8")

Bathroom 2.00m (6'7") x 1.85m (6'1")
 Gross internal floor area (m²): 74m²
 EPC Rating: C

Externally, the property has off-street parking set behind metal gates. There is a well-proportioned rear garden with a mature lawn and established bedding areas.

This is an ideal property for a buyer who is keen to make their own mark on their new home.

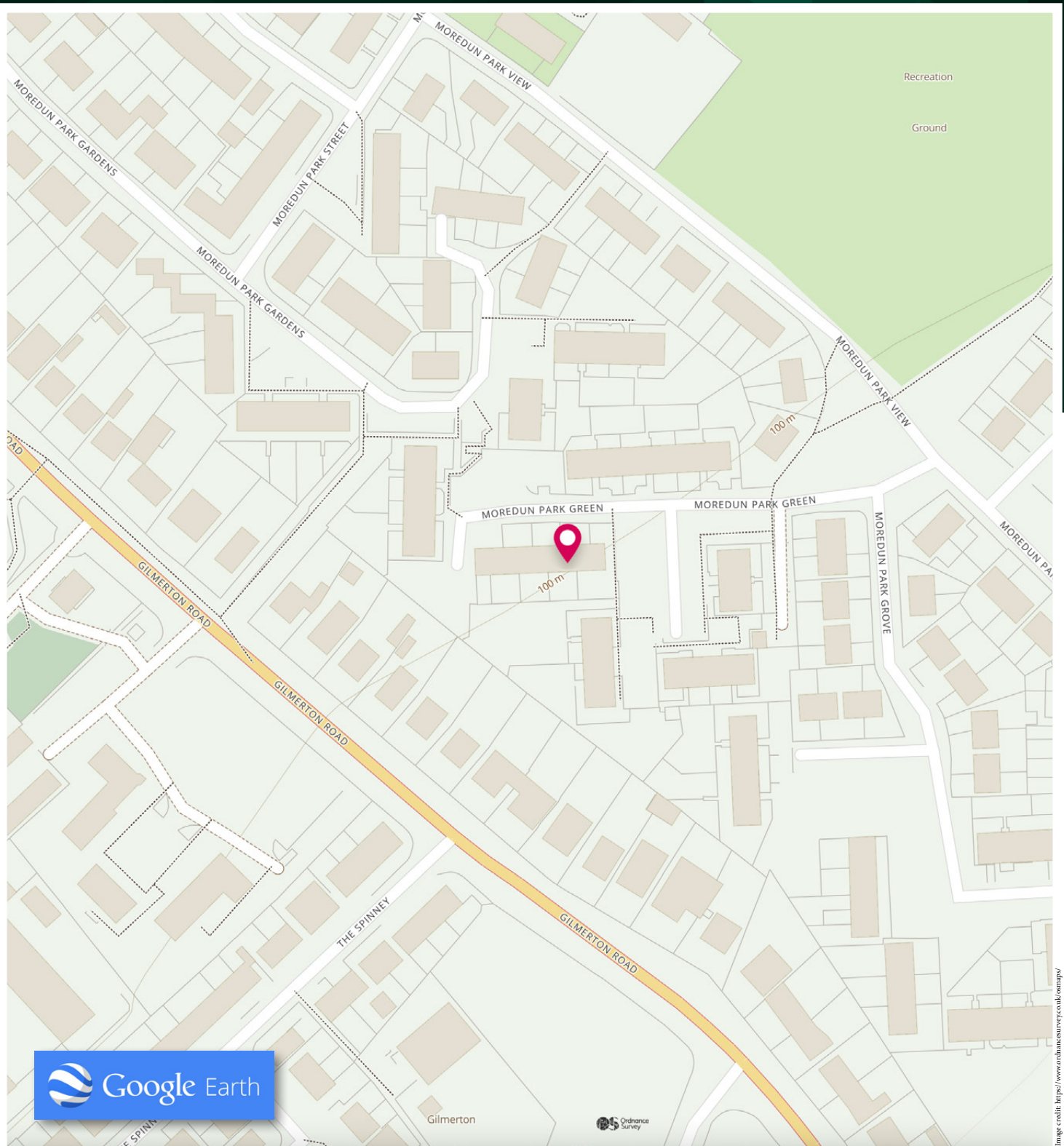




The property for sale is located in the area of Moredun Park, a popular residential area lying to the South of the city centre. Local services include the Morrisons supermarket, a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. The Cameron Toll Shopping Centre and Straiton 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. 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.

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 walk away. 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.



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