

7/5 Moredun Park Green

FERNIEHILL, EDINBURGH, EH17 7LT



Second floor, one bedroom flat in highly sought after location



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McEwan Fraser Legal is delighted to present this one-bedroom flat in Gilmerton. The property needs some work to bring it back to its former glory. The flat showcases excellent views over the city and across to Arthurs Seat.

THE LOUNGE



As you walk through the front door the lounge can be found as you follow on down the hall. This room benefits from floods of light from the large windows across one wall and balcony space. Leading on from here is the kitchen with ample space, as with the other rooms, for a redesign of your choice.

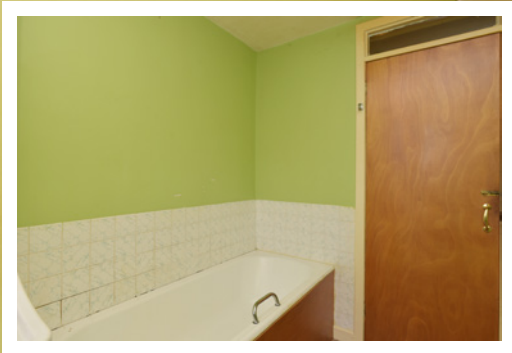
THE KITCHEN





The bedroom is immediately on your right-hand side as you enter the property. The double bedroom benefits from plenty of floor space, built-in wardrobes and great views. Across the hall from here is the bathroom, with ample floor space here to redesign with new units.

THE BATHROOM



THE BEDROOM

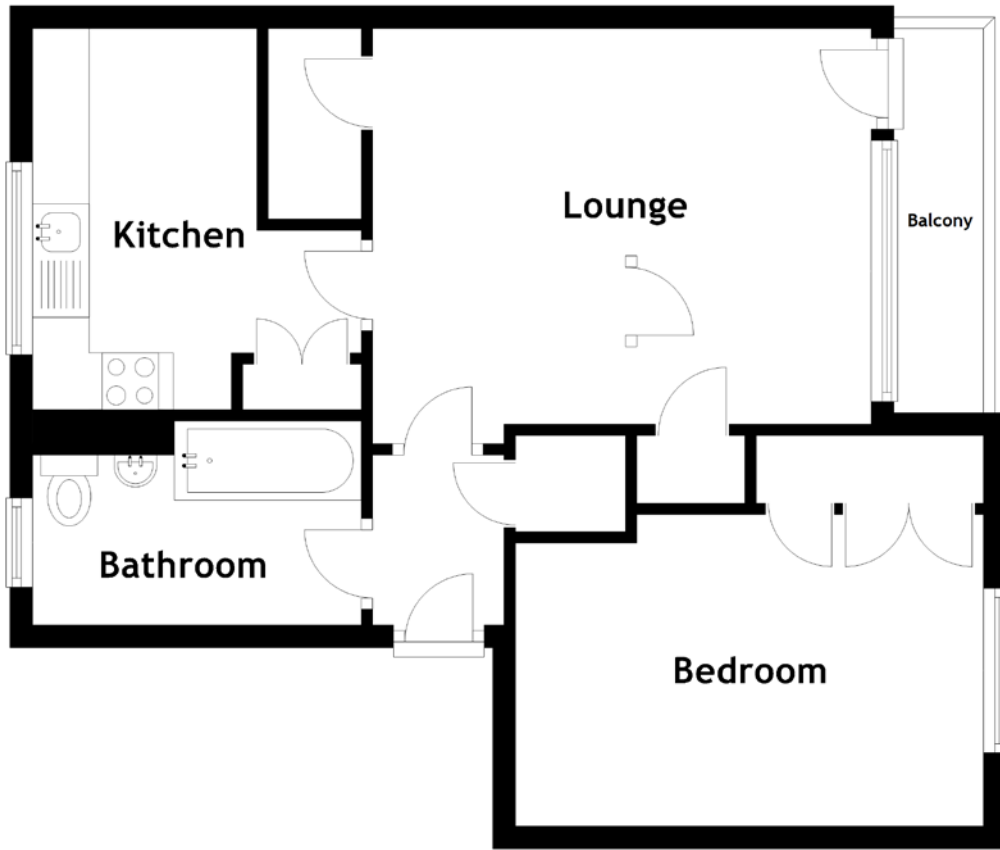


In addition to this, the property includes parking and a shared drying green. This is a rare opportunity to acquire a flat at this price in a fantastic location.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

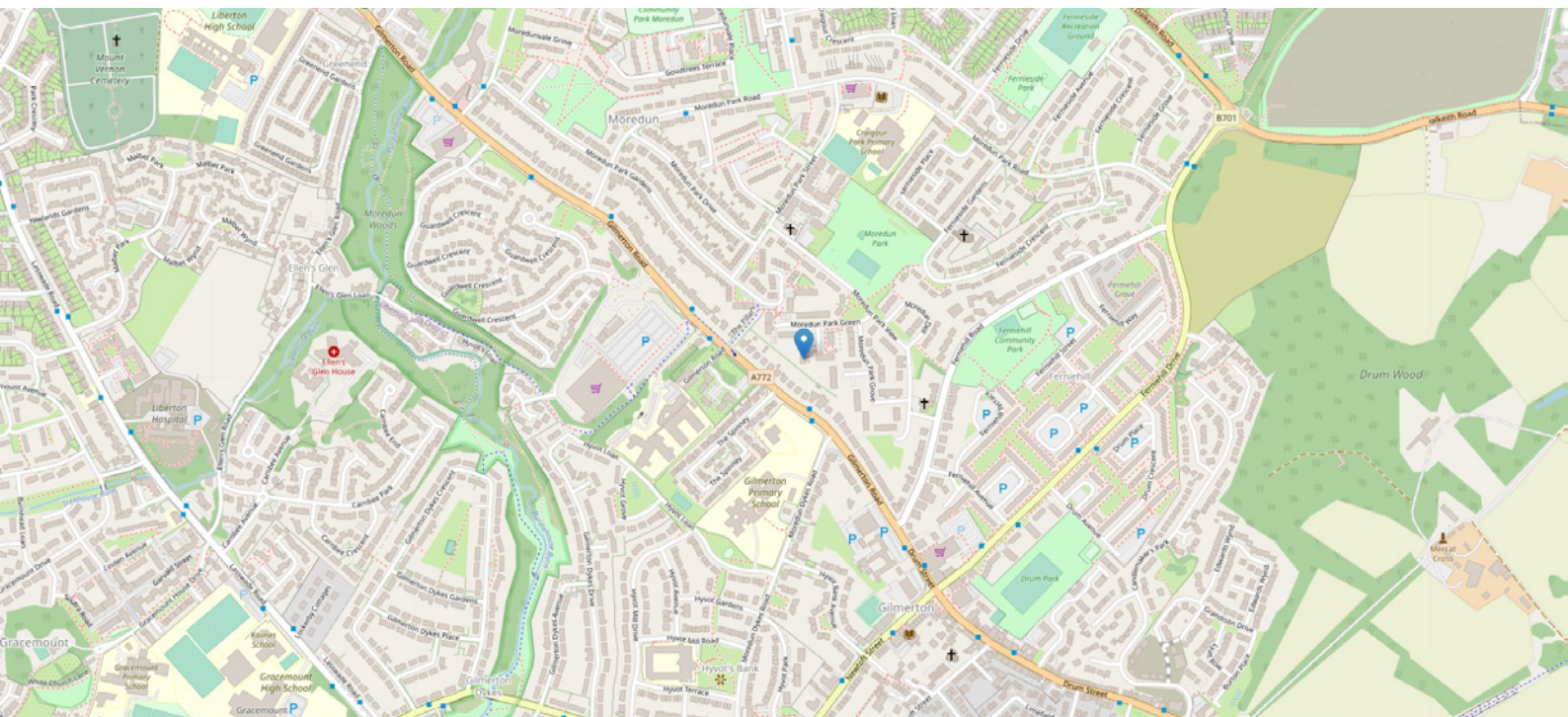
Lounge
Kitchen

4.40m (14'5") x 3.66m (12')
3.55m (11'8") x 2.90m (9'6")

Bathroom
Bedroom

2.90m (9'6") x 1.80m (5'11")
4.13m (13'7") x 2.75m (9')

Gross internal floor area (m²): 50m²
EPC Rating: E



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.

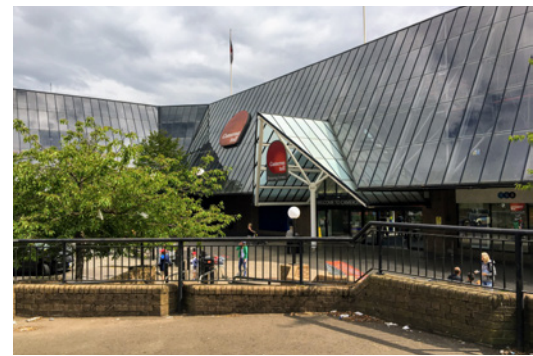




The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

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 minutes' drive from the property, provides excellent commuting links 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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