

137 Moredun Park Road

FERNIEHILL, EDINBURGH, EH17 7DL



*SPACIOUS THREE BEDROOM, SEMI-DETACHED
HOUSE IN THE FERNIEHILL AREA OF EDINBURGH*



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McEwan Fraser is delighted to present this well-proportioned, three bedroom, semi-detached house to the market. Presented to the market in good order, the property benefits from gas central heating, double glazing, off-street parking, private front and rear gardens, and also enjoys excellent views across the city.

Internally, the accommodation is centred around a spacious through lounge which is flooded with natural light thanks to large windows to the front and rear of the property. There is ample space for a variety of different furniture configurations which will give the new owner plenty of flexibility to create their ideal entertaining space. The fully equipped kitchen, arranged around free-standing appliances, is fitted with a range of floor and wall-mounted units providing plenty of worktop space for the aspiring chef as well as door access to the rear garden. The ground floor accommodation is completed by a stylish bathroom which boasts a white three-piece suite with shower over bath.



the kitchen





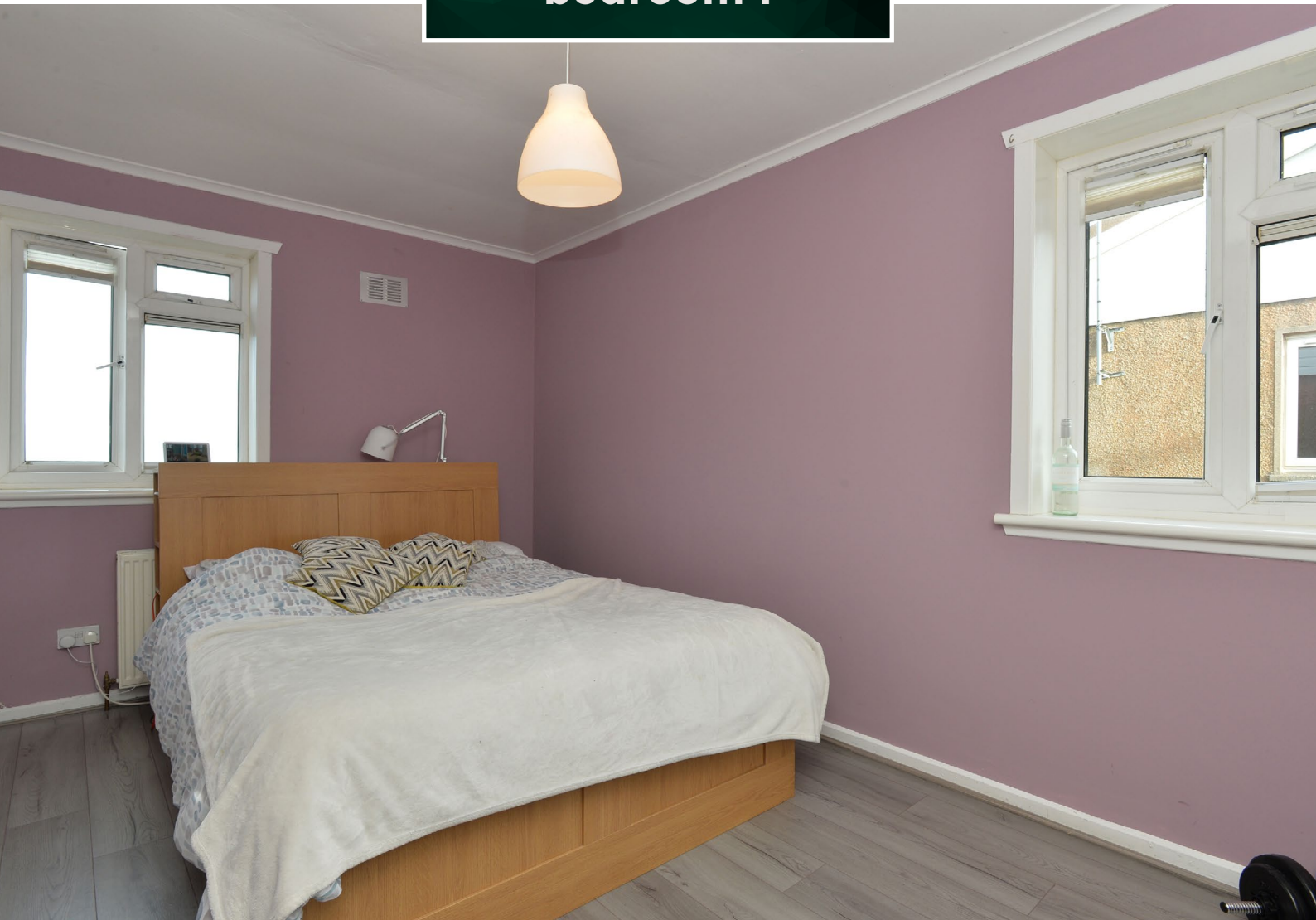


On the first floor, there are three genuine double bedrooms. Bedroom one is particularly bright and spacious with dual aspect windows giving excellent levels of natural light and views over the city. Bedroom one also enjoys two integrated storage cupboards and ample space for a full suite of bedroom furniture. Bedroom two also enjoys views over Edinburgh and benefits from integrated storage. Bedroom three overlooks the front of the property.

Externally, the property sits on a generous plot of land with secure gardens to the front, side and a large split-level garden to the rear. There's a private driveway to the front and plenty of off-street parking also available.

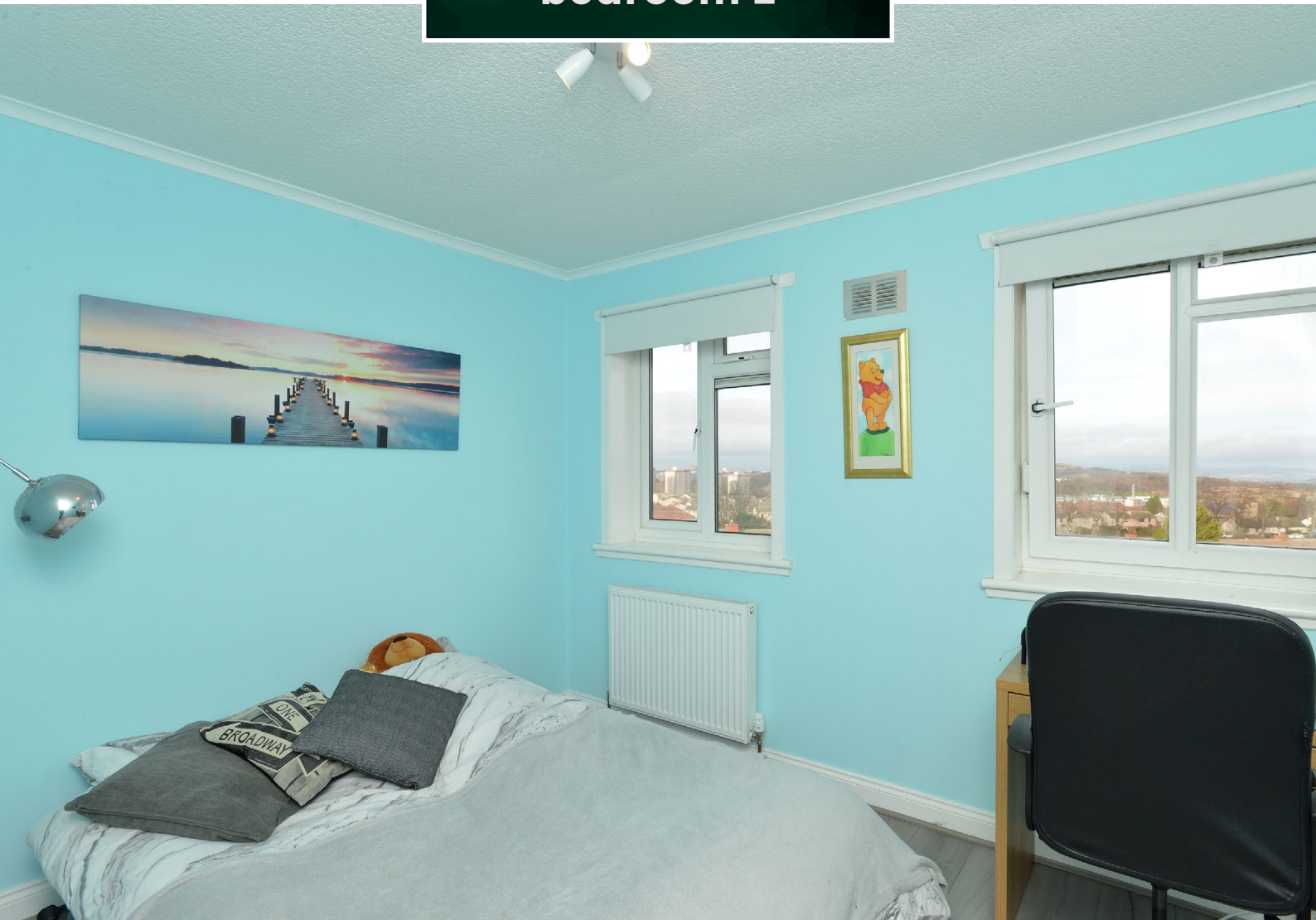


bedroom 1





bedroom 2



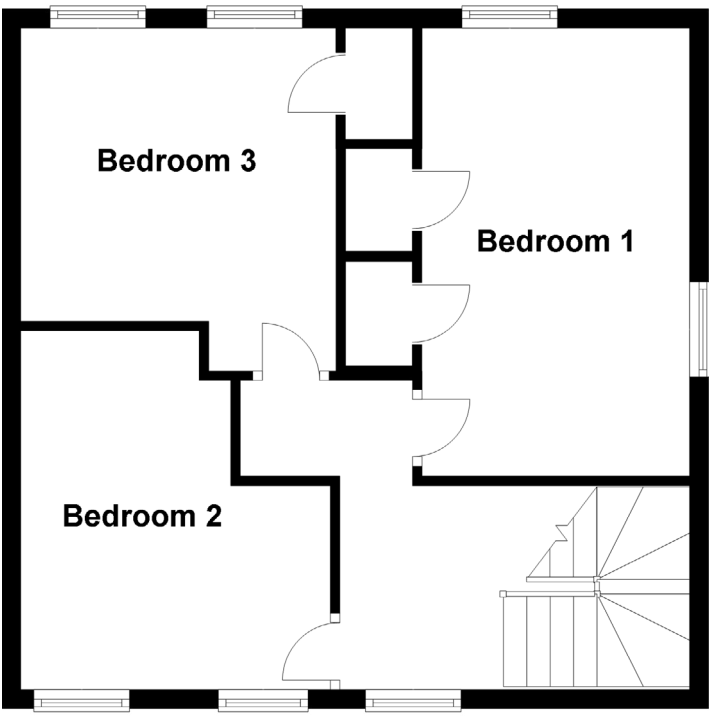
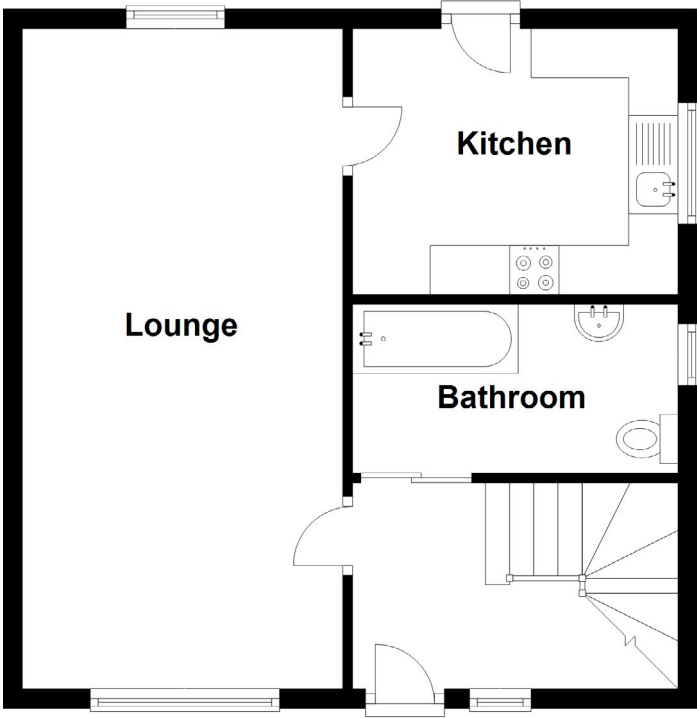


bedroom 3





VIEW FROM BEDROOM 1



Approximate Dimensions
(Taken from the widest point)

Lounge	6.70m (22') x 3.25m (10'8")
Kitchen	3.30m (10'10") x 2.70m (8'10")
Bathroom	3.32m (10'11") x 1.71m (5'7")
Bedroom 1	4.69m (15'5") x 2.80m (9'2")
Bedroom 2	3.75m (12'4") x 3.24m (10'8")

Bedroom 3	3.30m (10'10") x 3.30m (10'10")
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Gross internal floor area (m²): 90m²

EPC Rating: D

Floor Plan





The property for sale is located in the area of Ferniehill, 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. The Kings Buildings Campus of Edinburgh University is within walking distance. 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 and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

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. Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). 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.

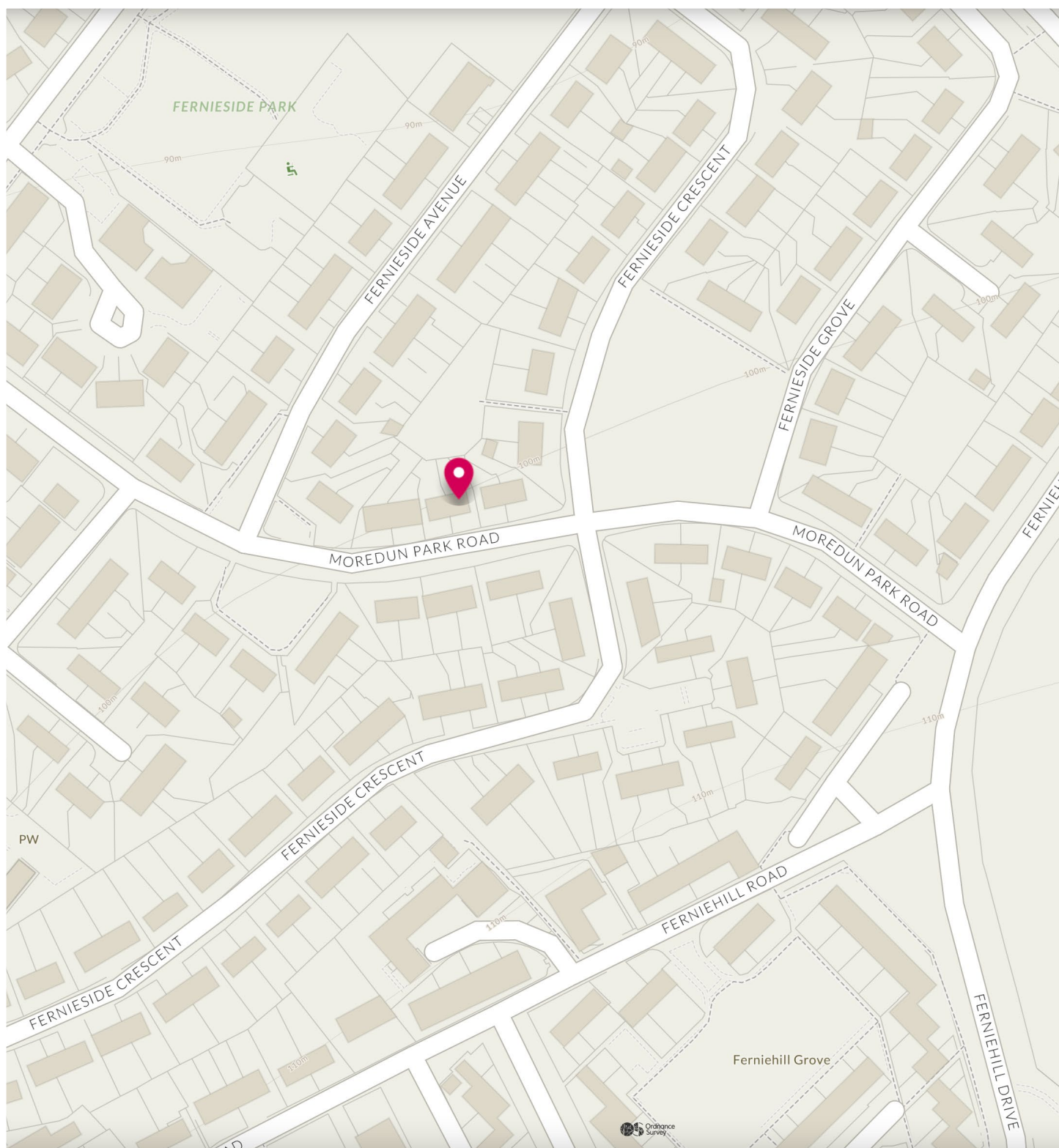


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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