

29 Moredun Park Road

EDINBURGH, EH17 7ES



*SPACIOUS THREE BEDROOM
SEMI DETACHED HOME*



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29 Moredun park road is a delightful semi-detached villa in good condition. The property has been upgraded by the present owners and is in good order.

There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front facing window. The fully fitted kitchen/dining is located to the rear with a full range of floor and wall mounted units and door leading out to the landscaped rear gardens. The bathroom is also located on the lower level and has a white suite comprising of shower, WC and wash hand basin complete with splashback tiling. There are three double bedrooms upon the upper level all of which are a good size. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence. Ample Off street parking is provided by a driveway to the side of the property.







Bedroom 1





Bedroom 2

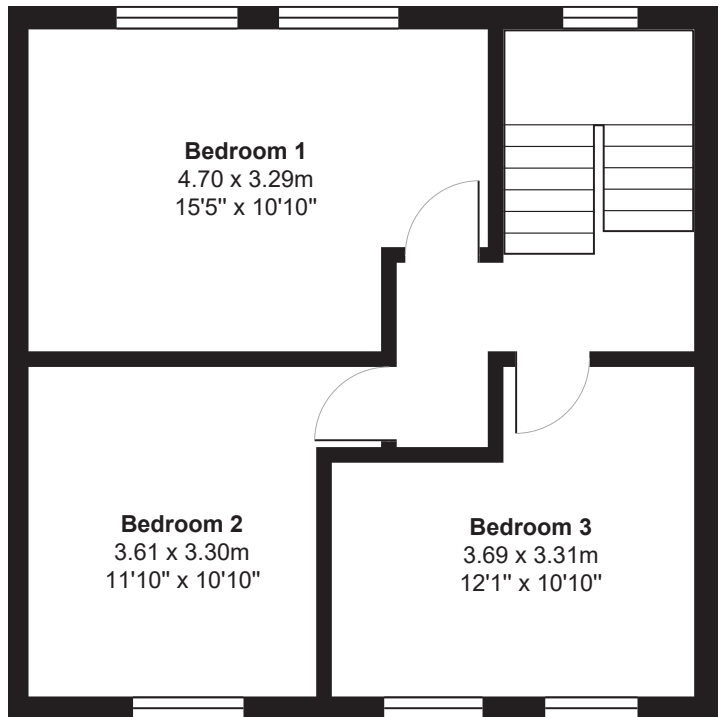
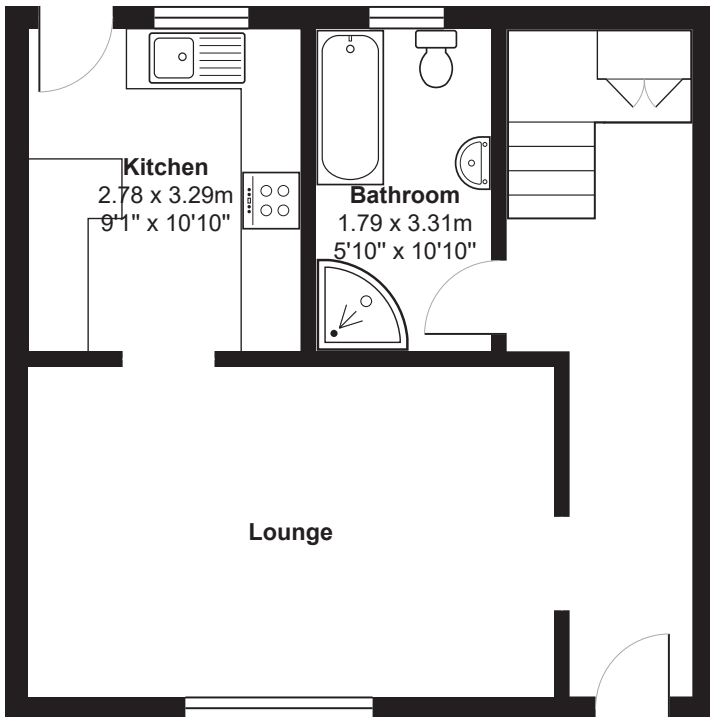




Bedroom 3







Gross internal floor area (m²): 90m²

EPC Rating: D

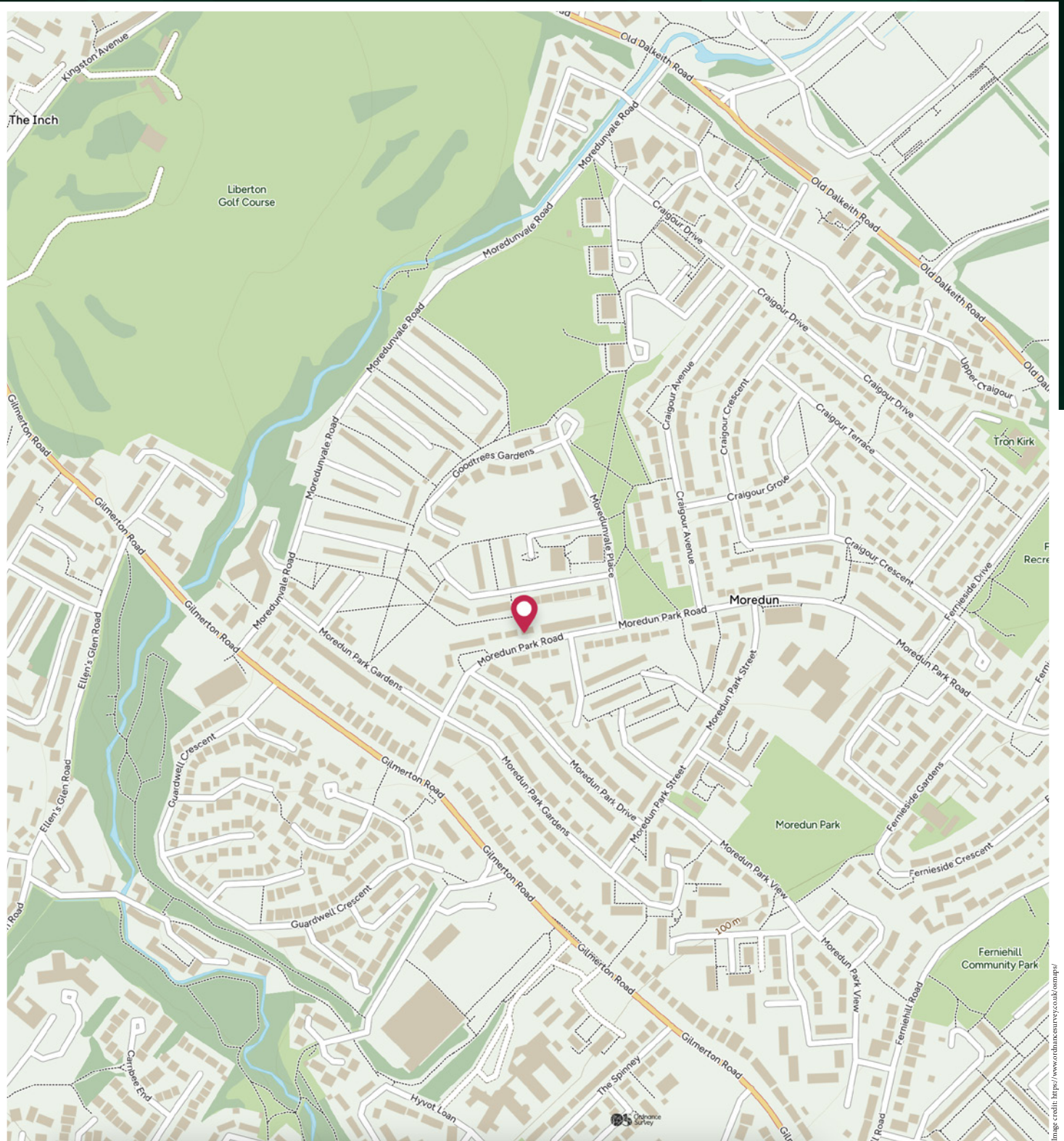




The property for sale is located in the area of Ferniehill, a popular residential area lying to the South of the city centre. Local services include the Morrisons supermarket, a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop.

There is a nursery, primary and secondary school within easy access and of course the many independent schools which are easily accessible by bus. 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 and The Hermitage which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills.



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