



79 Moredun Park Gardens
Edinburgh, EH17 7LQ

Deans 
Solicitors & Estate Agents LLP



RENOVATED SEMI-DETACHED HOUSE

- Bright Living/Dining Space
- New Kitchen
- 3 Double Bedrooms
- Upgraded Shower Room
- New Flooring & Carpets Throughout
- Gas Central Heating & Double Glazing
- Private Gardens To The Front & Rear
- Large Driveway & Single Garage
- EPC Rating- D



Nestled in a friendly neighbourhood, this beautifully presented semi-detached house offers a perfect blend of comfort and style. Ideally situated, the property is a short drive from a range of amenities and is within easy reach of Edinburgh Royal Infirmary. The City Bypass is conveniently close, providing excellent access to motorway networks.

In immaculate, move-in condition, this home has been thoughtfully upgraded by the current owners and boasts a spacious layout. The bright and welcoming entrance hall leads to a dual aspect sitting/dining room with French doors to the garden. The modern kitchen features integrated appliances, while the contemporary shower room and downstairs double bedroom provide added convenience.

Upstairs, you'll find two generously sized double bedrooms, one of which includes built-in storage. Outside, the well-maintained private gardens offer a great space, with a paved patio area at the rear and the added character of an Anderson shelter. The property also benefits from a driveway for up to three cars, a single garage, gas central heating and double glazing. Included in the sale are fitted carpets and floor coverings, oven, hood, fridge-freezer, dishwasher, washer/dryer and microwave. All appliances are sold as seen with no warranty provided.



**Moredun Park Gardens,
Edinburgh,
Midlothian, EH17 7LQ**



Approx. Gross Internal Area

886 Sq Ft - 82.31 Sq M

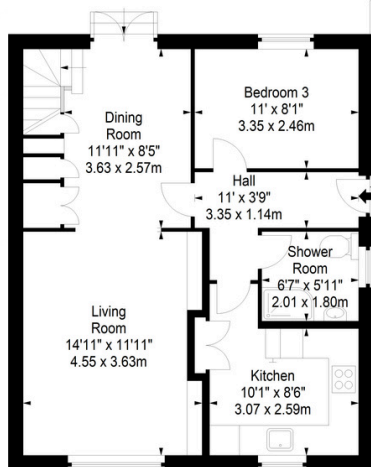
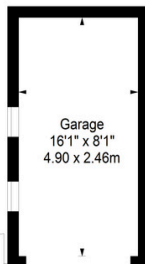
Garage

Approx. Gross Internal Area

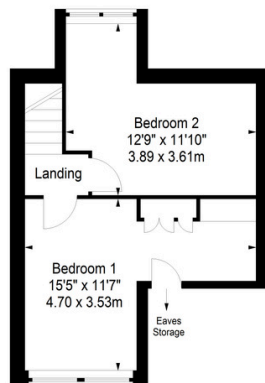
128 Sq Ft - 11.89 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk