



17 Moredun Park Gardens  
Gilmerton, EH17 7JN

**Deans**   
Solicitors & Estate Agents LLP



## SEMI-DETACHED HOUSE

- Living Room
- Kitchen/Dining Room
- Four Double Bedrooms (One En-Suite)
- Bathroom
- Private Front & Rear Garden
- Garage & Driveway
- Double Glazing & GCH
- EPC Rating – C





This spacious and immaculately presented semi-detached house is situated in the popular residential area of Gilmerton, The area is well served by an excellent range of local shops, amenities and educational facilities on Gilmerton Road is situated a short distance from Cameron Toll Shopping Centre, the Edinburgh Royal Infirmary and Edinburgh University King's Buildings campus. There is easy access to the Bypass and swift transport links to the city centre and surrounding areas. In move-in condition the accommodation on the ground floor comprises; bright, south-west facing living room, stylish, modern kitchen/dining room with French doors giving direct access to the rear, three generously proportioned double bedrooms and family bathroom. There is a generous principal bedroom with Juliet balcony and en-suite shower room on the first floor. Externally, there is a beautifully maintained private garden to the rear with lovely, decked seating area. A further paved garden to the front offers convenient off-street parking and a garage provides further parking or storage space. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher, tumble dryer and light shades. All appliances included in the sale are sold as seen with no warranty provided.





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Approx. Gross Internal Area

1458 Sq Ft - 135.45 Sq M

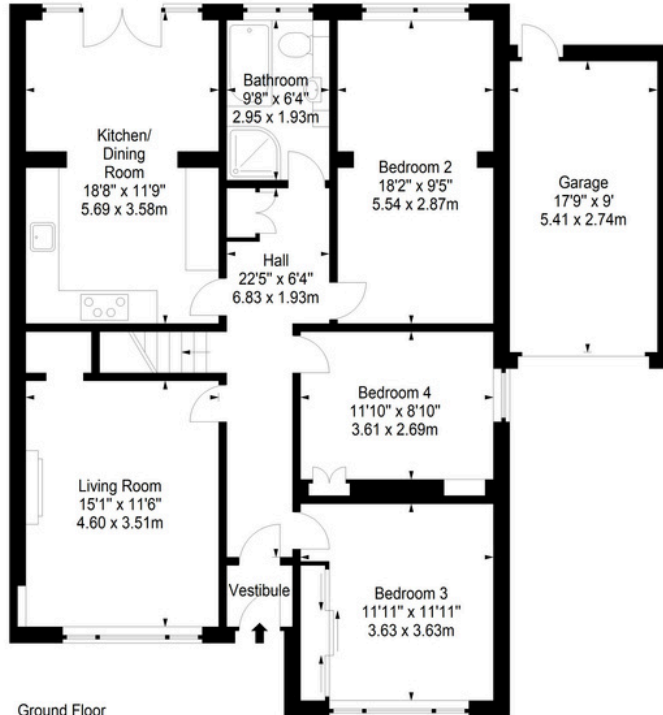
Garage

Approx. Gross Internal Area

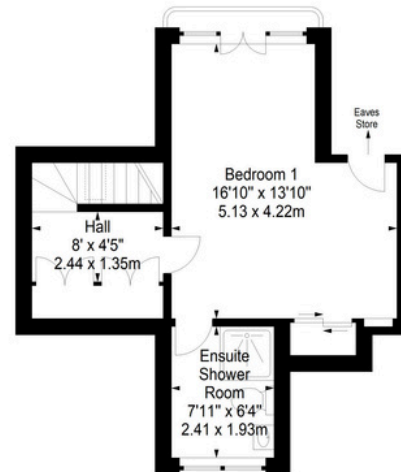
160 Sq Ft - 14.86 Sq M

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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