



Solicitors & Estate Agents










Offers Over
£195,000

3/6 Moodie Place

Gilmerton | Edinburgh | EH17 8ZG

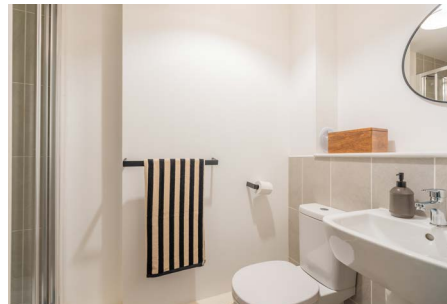
Welcome to this exceptional two-bedroom top floor apartment in the newly constructed development on Moodie Place, nestled in the sought-after Gilmerton neighborhood. This pristine flat perfectly combines contemporary design with comfort, making it an ideal home for professionals and first time buyers.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residential Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The property welcomes you with a well-designed hallway offering ample storage options, setting the tone for the thoughtful layout throughout. The spacious reception room is a highlight, featuring double glass doors that open to a south-facing Juliet balcony, providing an open aspect and filling the room with natural light. The modern kitchen is equipped with soft grey wall and base units, complemented by a range of integrated and freestanding appliances, ensuring a stylish and functional cooking space. The principal bedroom is a true retreat, boasting two double wardrobes, an open aspect, and a contemporary en-suite shower room. The secondary bedroom is equally well-proportioned, featuring soft carpeting and mirror-fronted built-in wardrobes. The main bathroom is elegantly designed with a classic white three-piece suite and modern tiling around the bath, offering both comfort and style.



Extras

The property shall be sold with all fixtures, fittings, excluding chandelier in reception room, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents benefit from a dedicated parking area at the rear of the property, with additional on-street parking options available for visitors. The communal areas are well maintained by the factor Ross and Liddell, with no current payments due.

Viewing

Please contact Neilsons on 0131 625 2222.



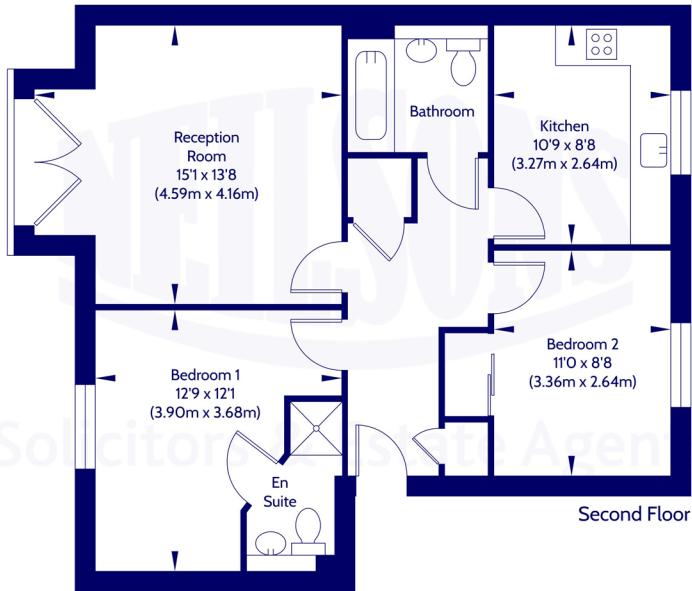


Location

This lovely modern development is a superb location within the popular district of Gilmerton offering a fantastic base for the commuter with the City of Edinburgh Bypass just a short drive away linking Central Scotland's main motorway network system and Edinburgh's International Airport. Both the A68 and A1 are also within easy reach, providing an ideal location for travelling to the north and south. Excellent bus services link to many parts of the city including Edinburgh's city centre and within the vicinity are many local shops and services with Morrison's, Lidl & Aldi supermarkets only a short distance away. A useful Co-Op store is situated close by providing excellent local day to day shopping requirements. The Cameron Toll shopping centre together with Straiton retail park are both a short drive away offering a more extensive range of high street shops and superstores. Recreational facilities in the area include Gracemount Leisure Centre with swimming pool and a choice of parks and golf courses. Local schooling is available from nursery to secondary level.



Approx. Gross Internal Floor Area 64.72 Sq M / 697 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

