










Offers Over

£135,000

112/3 Moredun Park Gardens

Moredun | Edinburgh | EH17 7LH

This spacious two-bedroom first-floor flat is part of an established development in Moredun, offering a convenient location close to amenities, transport links, and schools. While the property requires some upgrading, it presents an excellent opportunity for buyers to personalise the space to their taste. It also benefits from access to a large, fully enclosed private garden, primarily laid to lawn. With its great potential and desirable location, this flat will appeal to a wide range of buyers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Garden
-  EPC Rating – E
-  Council Tax Band – B



Description

This well-proportioned two-bedroom first-floor flat is part of an established development in Moredun, offering a convenient location close to local amenities, transport links, and schools. The property features a welcoming hallway with built-in storage, leading to a bright and spacious dual-aspect reception room with ample space for both lounge and dining furniture. The fitted kitchen is equipped with a range of wall and base units, an integrated oven and hob, and space for additional freestanding appliances. Both double bedrooms are generously sized, with one positioned at the front and the other at the rear, each benefiting from built-in storage. The bathroom is fitted with a white three-piece suite, including a shower over the bath. Offering excellent potential for modernisation, this home presents an ideal opportunity for a variety of buyers looking to put their own stamp on a spacious and well-located property.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Externally, the property enjoys access to a fully enclosed, private rear garden, designed as a social space with a well-maintained lawn, a dedicated drying area, and mature trees and shrubbery.

Viewing

Please contact Neilsons on 0131 625 2222.





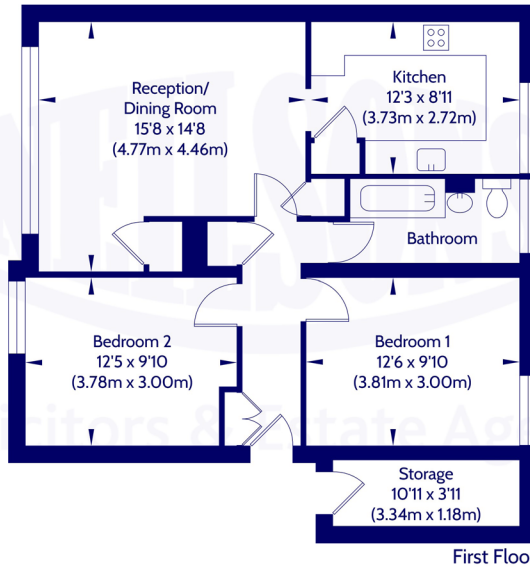
Location

The property is situated within the popular residential district of Moredun which lies to the south of Edinburgh's City Centre. There are local shops and services within easy reach including a Morrison's supermarket and Aldi store. The Cameron Toll shopping centre together with Straiton retail park are both just a short drive away, offering a more extensive range of shopping facilities. Good public transport services operate to and from the City Centre and surrounding areas and the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses. The area also provides a range of educational facilities ranging from nursery to secondary level, with Edinburgh University's King Buildings campus within easy reach.





Approx. Gross Internal Floor Area 66.47 Sq M / 715 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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