










Solicitors & Estate Agents



## 7 Moodie Place

Gilmerton | Edinburgh | EH17 8ZG

This exceptional three-bedroom detached villa is set within a contemporary development in a highly convenient location, offering easy access to a wealth of local amenities and excellent transport connections. Immaculately presented throughout, the home has been finished to a high standard and provides bright, spacious, and thoughtfully arranged accommodation across two levels. Designed with modern living in mind, the property offers generous living space, ideal for families or professionals seeking comfort and flexibility.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band – F



## Description

The ground floor welcomes you with a bright and spacious entrance hallway that sets the tone for the rest of the home. To the front, a generous living room offers a comfortable space for relaxation and entertaining. To the rear, the upgraded kitchen and dining area serve as the heart of the home, featuring modern cabinetry, ample workspace, and French doors that open directly onto the rear garden, perfect for indoor-outdoor living. A convenient ground floor WC completes the layout on this level. Upstairs, the principal bedroom offers a peaceful retreat with fitted wardrobes and a spacious en-suite shower room. Two further well-proportioned double bedrooms provide ample space for family members or guests. An upgraded partially tiled family bathroom with a classic three-piece suite serves the upper level.

Additional features of the home include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. The loft space has been converted for storage purposes.



## Extras

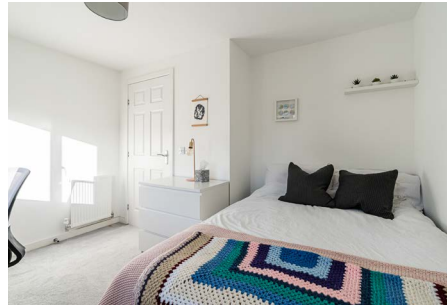
The property shall be sold with all fixtures, fittings, integrated appliances (fridge-freezer and dishwasher) and fitted floor coverings.

## Gardens, Garage & Driveway

Externally, the property enjoys a fully enclosed, south-facing rear garden, ideal for entertaining or relaxing in the sun. With both a lawn and a decked area, it provides a safe and versatile space for children and pets to enjoy. The front garden is also laid to lawn and includes a private driveway leading to an integral garage, offering secure off-street parking and additional storage.

## Viewing

Please contact Neilsons on 0131 625 2222.







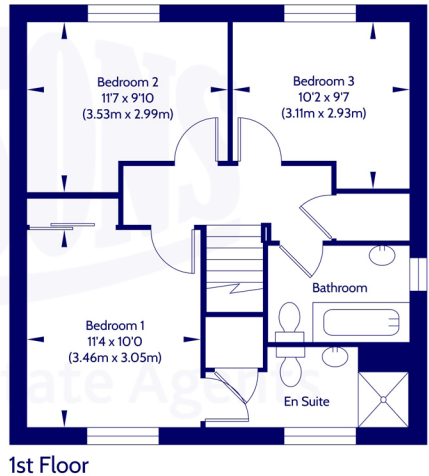
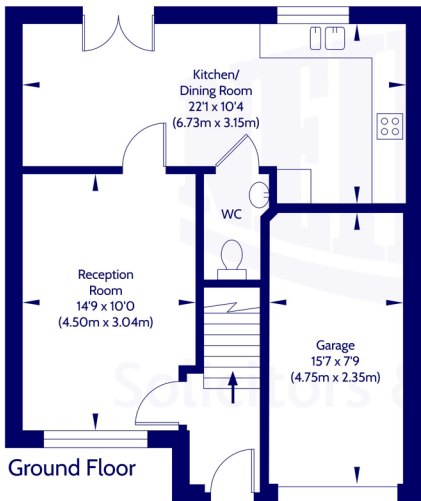
## Location

Quietly situated on the outskirts of the sought-after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close at hand offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas with 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 and bowling clubs. Schooling in the vicinity is available from nursery to secondary level, with a new non-denominational primary school on Gilmerton Station Road proposed to open August 2028.





Approx. Gross Internal Floor Area 88 Sq M / 948 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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