

# 114/3 Moredun Park Gardens

Gilmerton, EH17 7LH

Most appealing upper flat, offering stylish, modernised home, ideal for a variety of purchasers. Pleasantly situated in this popular locale in easy reach of local amenities and access to city centre.



**Offers Over £97,000**

Home Report Valuation: £105,000



- ◆ Entrance Hall
- ◆ Generous Lounge
- ◆ Kitchen/Diningroom
- ◆ 2 Double Bedrooms
- ◆ Stylish Bathroom
- ◆ Gas Central Heating
- ◆ Double Glazing

- ◆ Fitted wardrobes
- ◆ Two secure stores
- ◆ Large, enclosed rear garden
- ◆ Ample un-restricted parking

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## GENERAL DESCRIPTION

Viewing recommended of this beautifully presented upper flat, forming part of this building of four properties, with a pleasant front facing aspect over the rooftops towards Arthur's Seat. The seller has modernised the property, completed with fresh decor and lovely finishes throughout to offer a superb home in "move-in" condition. It should appeal to a variety of purchasers including first time buyers, young family or the investment purchaser looking for a property with great letting potential. The kitchen has been re-fitted to offer great storage/preparation space and offers ample space for dining table and chairs. The contemporary bathroom has been re-fitted with modern three-piece white suite including electric shower over the bath and tastefully finished with vanity cupboard, ceramic tiling and soft toned decor. It benefits from gas central heating with combination boiler and double-glazed windows. Good storage is provided by the cupboard off the hall, cupboard in the lounge and both double bedrooms have fitted mirror door wardrobes. There are also two further private stores, one located on the first floor landing, at the flat and the other is accessed from the communal hall, both have light. To the outside of the property are private rear gardens, enclosed by fencing and laid to lawn, providing a pleasant setting. The building benefits from security entryphone system.

## LOCATION

The popular Gilmerton area of Edinburgh, lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





## ACCOMMODATION

Measurements were taken at the widest points (see floorplan for layout).

| Room           | Imperial       | Metric        |
|----------------|----------------|---------------|
| Entrance Hall  | 13'0" x 4'11"  | 3.95m x 1.50m |
| Lounge         | 15'9" x 14'6"  | 4.81m x 4.41m |
| Kitchen/Dining | 12'3" x 8'8"   | 3.73m x 2.64m |
| Bedroom 1      | 12'5" x 9'11"  | 3.79m x 3.02m |
| Bedroom 2      | 12'9" x 9'11"  | 3.88m x 3.02m |
| Bathroom       | 10'11" x 4'11" | 3.32m x 1.51m |

## EXTRAS

All fitted carpets, blinds and light fittings. The gas cooker, extractor hood and automatic washing machine. The fridge/freezer may be available by separate negotiation.

## FACTORS

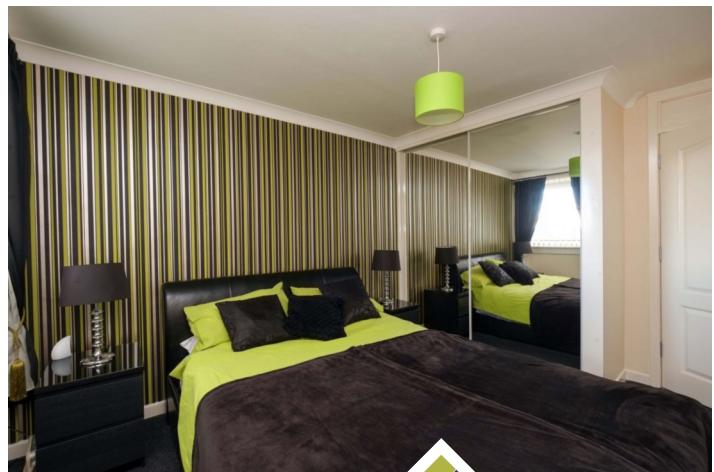
The development of which the property forms part is factored by Dunedin Canmore the factoring charges are approx. £40 per quarter for maintenance of the common areas.

## VIEWING

For the current viewing arrangements please refer to the property details on [www.espc.com](http://www.espc.com) or contact the solicitors ELP Arbuthnott McClanachan on 0131 312 7276.

**COUNCIL TAX BAND: B**

**EPC RATING: D**



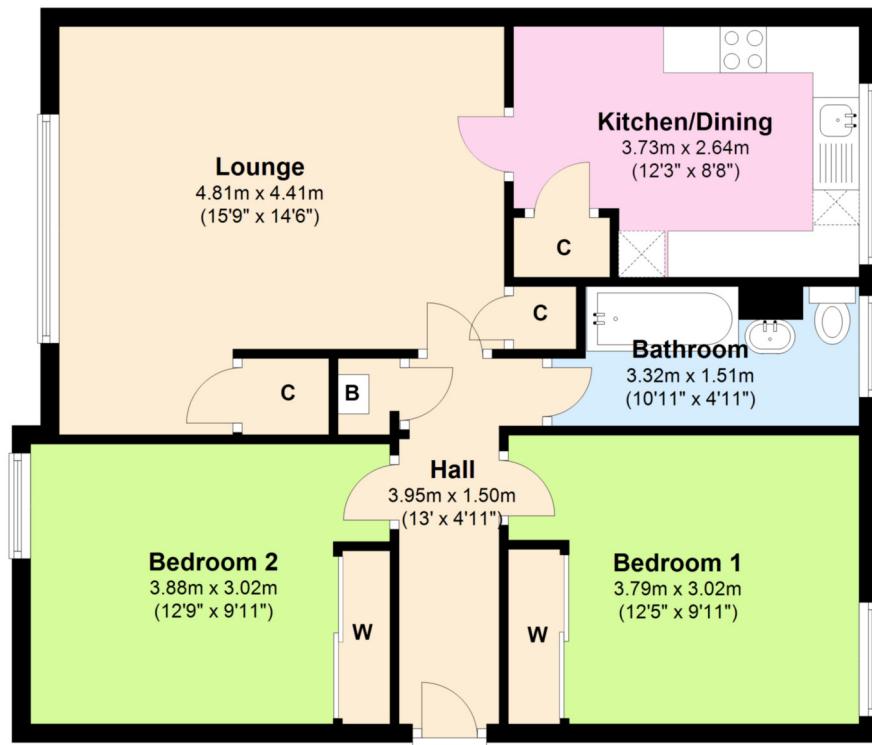
ELP Arbuthnott McClanachan





## First Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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ESPC  
espc.com

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ◆ LP 1, Edinburgh 32 ◆ t: 0131 312 7276 ◆ f: 0131 312 6029

e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ◆ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)

Also at: 98 Ferry Road, Leith, Edinburgh EH6 4PG ◆ LP 9, Leith ◆ t: 0131 554 8649 ◆ f: 0131 554 8648

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