



Gilmerton

66 Moredun Park Gardens
EH17 7LG



Extended Semi-Detached Bungalow

FIXED PRICE £323,000

- Entrance vestibule
- Hallway
- Living room
- Dining kitchen
- Three double bedrooms
- Family bathroom
- Gas central heating
- Double glazed (Stained glass window excepted)
- Private front, side and rear gardens
- Private driveway



Viewing by appointment - call Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this spacious 3 bedroomed extended semi-detached bungalow situated within the popular commuter area of Gilmerton. Gilmerton is a popular residential area to the south of the city centre and offers local shops and supermarkets close by. The property also gives easy access to the City Bypass, motorway links, a choice of recreational facilities and the Edinburgh Royal Infirmary Hospital.

The property offers ideal family accommodation and opens to an entrance vestibule which takes you to the hallway featuring wooden floors, stairs to the upper level with a deep understairs cupboard and gives access to most of the downstairs rooms. To the front of the property is a generous sized living room with wooden floors, and looks onto the front garden. The extended dining kitchen is found to the rear and has tiled floors throughout. The kitchen area features base and wall units, and several integrated appliances including electric oven and gas hob, fridge, and dishwasher (not working). The dining area features a skylight giving the room plentiful natural light, working porthole window with brick surround, access to the rear garden via double doors, and has the utility room off. The utility room houses the boiler, a washing machine, freezer and gives further access to the rear garden. The bungalow benefits from a front facing double bedroom with built in cupboards and drawers. To the rear, the family bathroom has a wooden floor, floor lights (not working), roll top bath, separate mains shower unit, WC with hidden cistern, wash hand basin and built in storage.

Upstairs via carpeted stairs, you are taken to a bright landing with a skylight and a built-in storage cupboard and two double bedrooms off. One of the bedrooms is rear facing, has twin windows, built in mirrored wardrobes and generous eaves storage. The last bedroom is front facing and benefits from eaves storage.

The property benefits from a front garden with a lawn area and a private driveway. To the rear is a fully enclosed garden with a lawn, and a patio area ideal for al fresco dining. Additional benefits include gas central heating and double glazing (except the stained glass window on the stairs) .

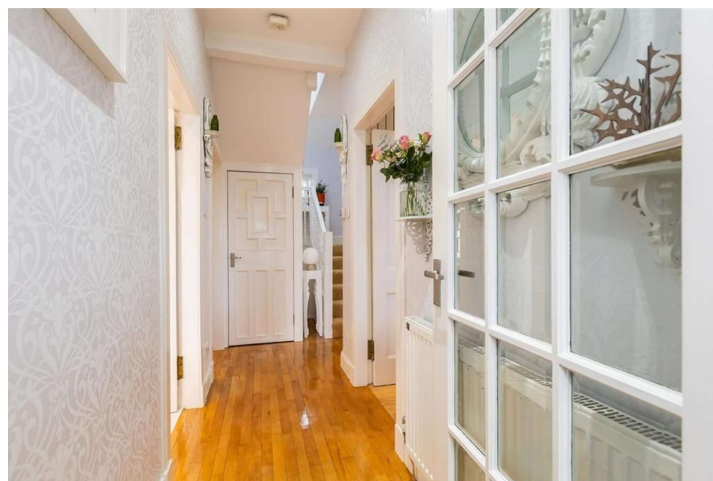
EXTRAS

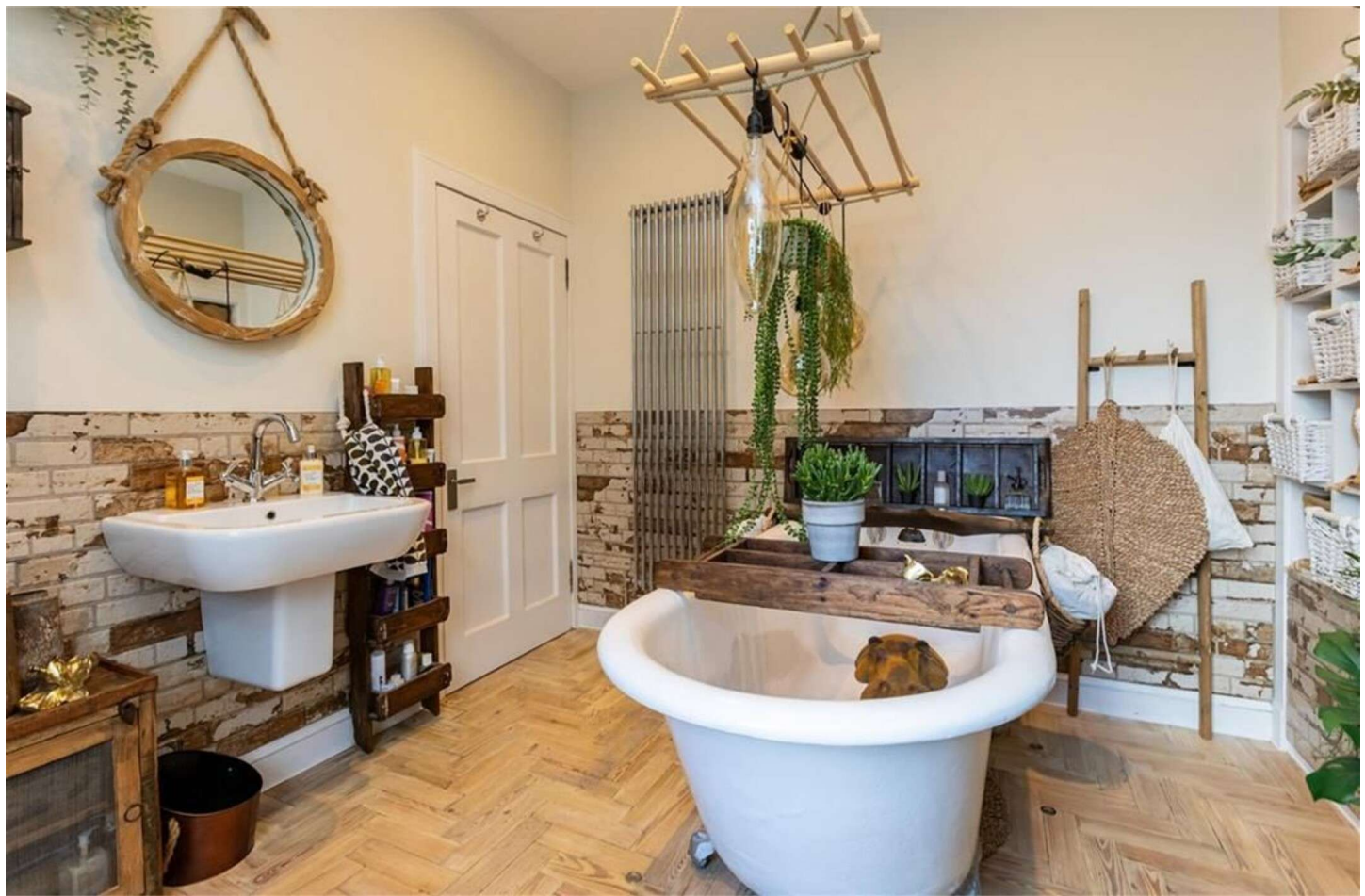
All aforementioned white goods, carpets, window blinds, curtains, light fittings and gardens sheds. (no warranties to be given).

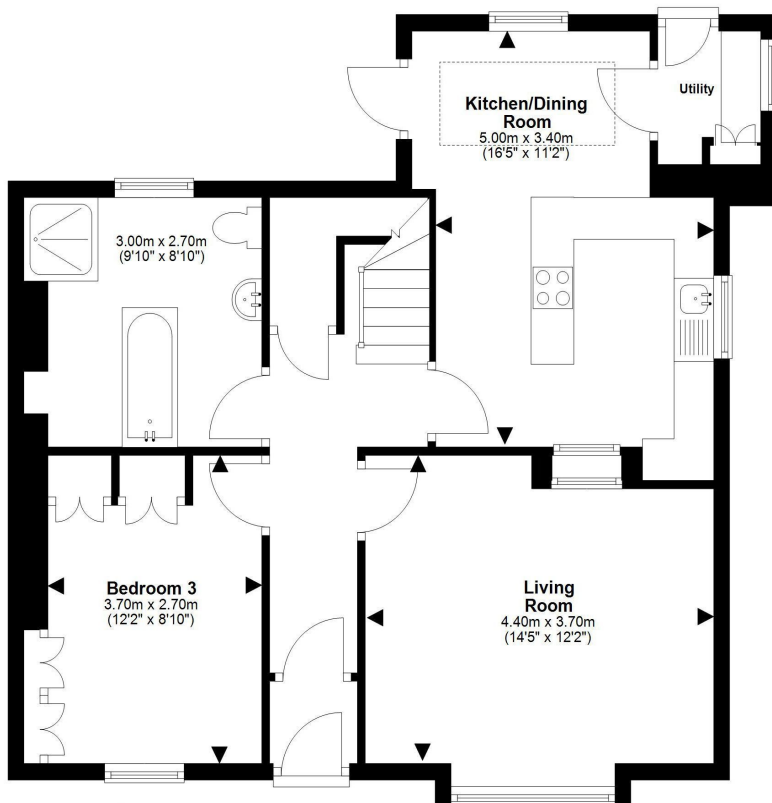
OFFERS

A Fixed Price of £323,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

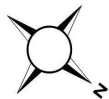
***Please note that the integrated dishwasher and bathroom floor lights are not working.**



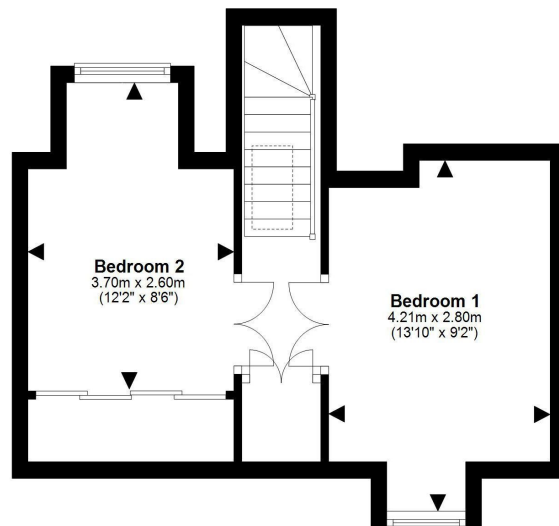




Ground Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



First Floor

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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