



2/5 Moredun Park Green

Moredun, Edinburgh, EH17 7LS



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2 bedroomed top floor flat in the popular Gilmerton area.

- Sitting room
- Breakfasting kitchen
- 2 double bedrooms
- Bathroom with shower
- Storage lockup on landing
- Ideal for a first time buyer or investor
- On street parking
- Secure entry phone system
- Communal drying green
- Gas central heating & double glazing



Asking price: £155,000

EPC Rating: D

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

This 2 bedroomed top floor flat situated in the popular Gilmerton area to the south of the city centre is ideal for first time buyer or investor alike. Internally the property offers bright and spacious accommodation throughout.

Further benefits include gas central heating & double glazing.

Management

The development is factored by Lowther at an approximate cost of £84 per quarter

Extras

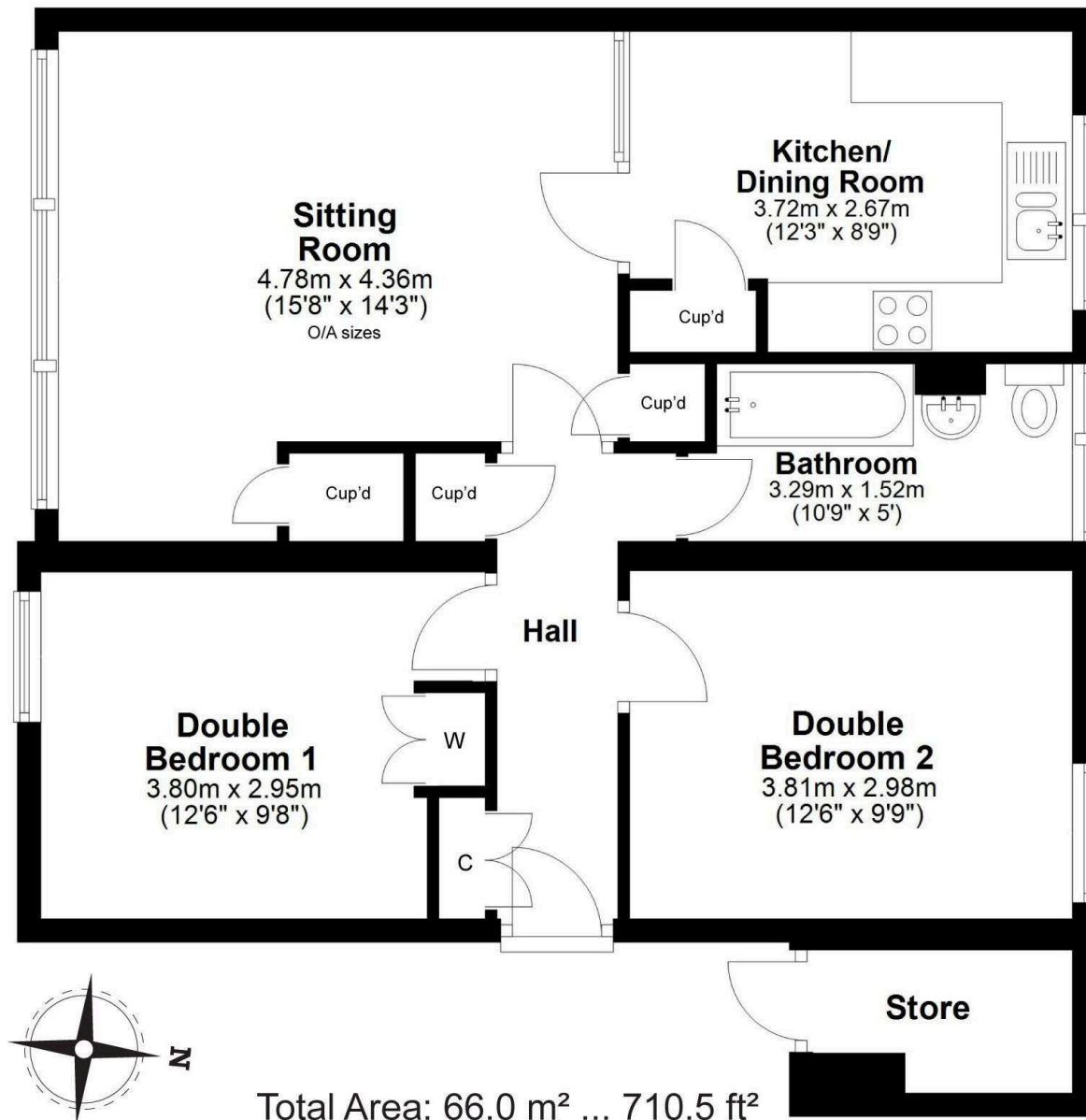
To include all fitted carpets and floor coverings, curtains, blinds, oven, hob, fridge/freezer and washing machine.



Second Floor

Location

Gilmerton lies a short distance to the south of the city centre. The property is within walking distance of a Morrisons Superstore and there is a good range of local shopping and banking facilities at nearby Cameron Toll including a Sainsbury's supermarket and additional shopping facilities at Straiton retail park. The city centre is approximately 15 minutes drive away and easily accessed by car or bus. The Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Leisure facilities in the locality include a number of golf courses including Liberton. The Royal Commonwealth Pool and Fitness Centre on Dalkeith Road are close by and there are opportunities for pleasant walks around Blackford Hill and the Braid Hills. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Scottish Borders and East Lothian. There are good schools nearby in both the state and private sectors.



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