

GILMERTON

22 MOREDUNVALE LOAN
EH17 7RQ



EPC RATING: D

OFFERS OVER £190,000



IMMACULATELY PRESENTED THREE BED TERRACED HOUSE WITH LARGE GARDENS

Located in the ever popular area of Gilmerton, close to the Royal Infirmary and with excellent transport links into the city centre, this superb house is ready to move into with light & spacious accommodation internally and great front & rear gardens. With a wealth of amenities nearby, this property would be perfect for young families or young professionals requiring extra rooms for working from home.

VIEWING

Sun 2-4pm or pls call Jardine Phillips 0131 4466850

PROPERTY DESCRIPTION

- Hallway with staircase leading upstairs and access to a boxroom – great for storage
- Open plan sitting/dining room with feature fireplace with gas fire and windows front & rear overlooking the gardens
- Large kitchen/breakfast room with a wide range of units & appliances and access to the rear garden
- Master bedroom located to the rear with fitted wardrobes
- Double bedroom two with fitted cupboard
- Single bedroom three with fitted cupboards
- Fully tiled modern bathroom with shower cubicle with electric shower, sink & wc
- Gas central heating
- Upvc framed double glazed windows
- Large front garden with chippings & patio area accessed via a path from the street and expansive, fully enclosed rear garden with lawn & patio area – nice & safe for children to play
- On street parking

AREA

Gilmerton is a popular area of Edinburgh which lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, including a large Aldi, together with small specialist shops serving the local community. Further shops and amenities can be found at Cameron Toll and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level and the house is in the catchment for Craigour Park & St John Vianney RC Primary Schools and Liberton & Holy Rood RC High Schools. Regular bus services operate into Edinburgh and there is easy access onto the City Bypass leading to the M8 and M9. The property is also ideally positioned for those working at the Royal Infirmary.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£200,000

Sitting/dining room	20'10" x 11'6" (6.35 x 3.51m)
Kitchen/breakfast room	11'8" x 9' (3.56 x 2.74m)
Bedroom 1	14'1" x 8'8" (4.29 x 2.64m)
Bedroom 2	11'6" x 9'10" (3.51 x 3.00m)
Bedroom 3	8'4" x 7'8" (2.54 x 2.34m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
 T • 0131 446 6850 E • info@jardinephillips.com
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Moreunvale Loan,
Edinburgh,
Midlothian, EH17 7RQ



Approx. Gross Internal Area
872 Sq Ft - 81.01 Sq M
For identification only. Not to scale.
© SquareFoot 2024

