

GILMERTON

9 MOREDUNVALE GROVE
EH17 7QZ



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EPC RATING: C

OFFERS OVER £195,000



WELL PRESENTED THREE BED TERRACED HOUSE WITH FRONT & REAR GARDENS

Located in the ever-popular area of Gilmerton, close to the Royal Infirmary & Edinburgh University's Kings Buildings, and with excellent transport links into the city centre, this superb house is ready to move into with light & spacious accommodation, updated kitchen & bathroom and great front & rear gardens. With a wealth of amenities nearby and in the catchment for good schools, this property would be perfect for young families, first time buyers, investors or young professionals.

VIEWING

Saturday 2-4 or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with access to a handy store and staircase up to the first floor
- Spacious dual aspect living/dining room with lots of space for entertaining and a built-in seat with shelving above
- Well appointed kitchen with excellent range of navy fitted shaker style units & appliances
- Three good sized bedrooms, all with fitted storage
- Contemporary shower room with large walk-in electric shower, sink unit, wc & heated towel rail
- Gas central heating from a wall mounted condensing combi boiler

located in the roof void

- uPVC double glazed casement windows
- Sunny south facing terraced rear garden laid to lawn with hedging and a shed. Enclosed, level front garden laid with very practical astroturf – perfect for children playing
- Free 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 and Morrisons, 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 motorway network. The property is also ideally positioned for those

working at the Royal Infirmary or for accessing Edinburgh University's Kings Buildings.

EXTRAS

The blinds/curtains, light fittings, freestanding electric cooker, cooker hood, slimline dishwasher, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£200,000

Living/dining room	20'11 x 11'6 (6.38 x 3.51m)
Kitchen	11'8 x 9'2 (3.56 x 2.79m)
Store	6' x 4'7 (1.83 x 1.40m)
Bedroom 1	12'1 x 9'9 (3.68 x 2.97m)
Bedroom 2	14'1 x 8'7 (4.27 x 2.82m)
Bedroom 3	9' x 7'8 (2.74 x 2.34m)

Contact:

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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.

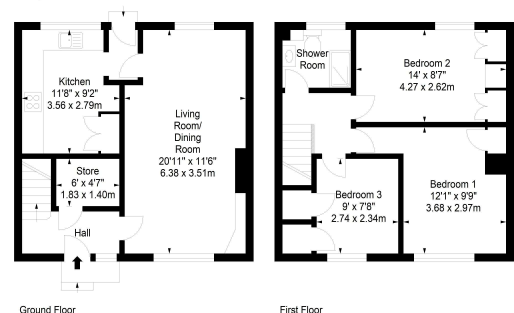
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Moredunvale Grove,
Edinburgh,
Midlothian, EH17 7QZ

SquareFoot

Approx. Gross Internal Area
994 Sq Ft - 83.98 Sq M
For identification only. Not to scale.
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