

Flat 3, 1 Moodie Place

EDINBURGH, EH17 8ZG



*IMMACULATE TWO BEDROOM
FLAT IN GILMERTON*



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Welcome to this stunning two-bedroom flat in the newly built development on Moodie Place, located in the desirable area of Gilmerton. This immaculate property offers a perfect blend of modern living and comfort, ideal for both professionals and small families.

As you step inside, you are greeted by a bright and spacious living room that is perfect for relaxation and entertaining. The room is bathed in natural light, creating a warm and inviting atmosphere.





The modern kitchen is a chef's delight, equipped with a gas hob, oven, and ample worktop and storage space, making meal preparation a pleasure. The sleek design and contemporary finishes add to the overall elegance of the home.





The flat boasts two generous double bedrooms, (the master has an en-suite) each offering plenty of space for furnishings and storage. A stylish three-piece bathroom suite completes the internal accommodation, featuring high-quality fixtures and fittings for a touch of luxury.

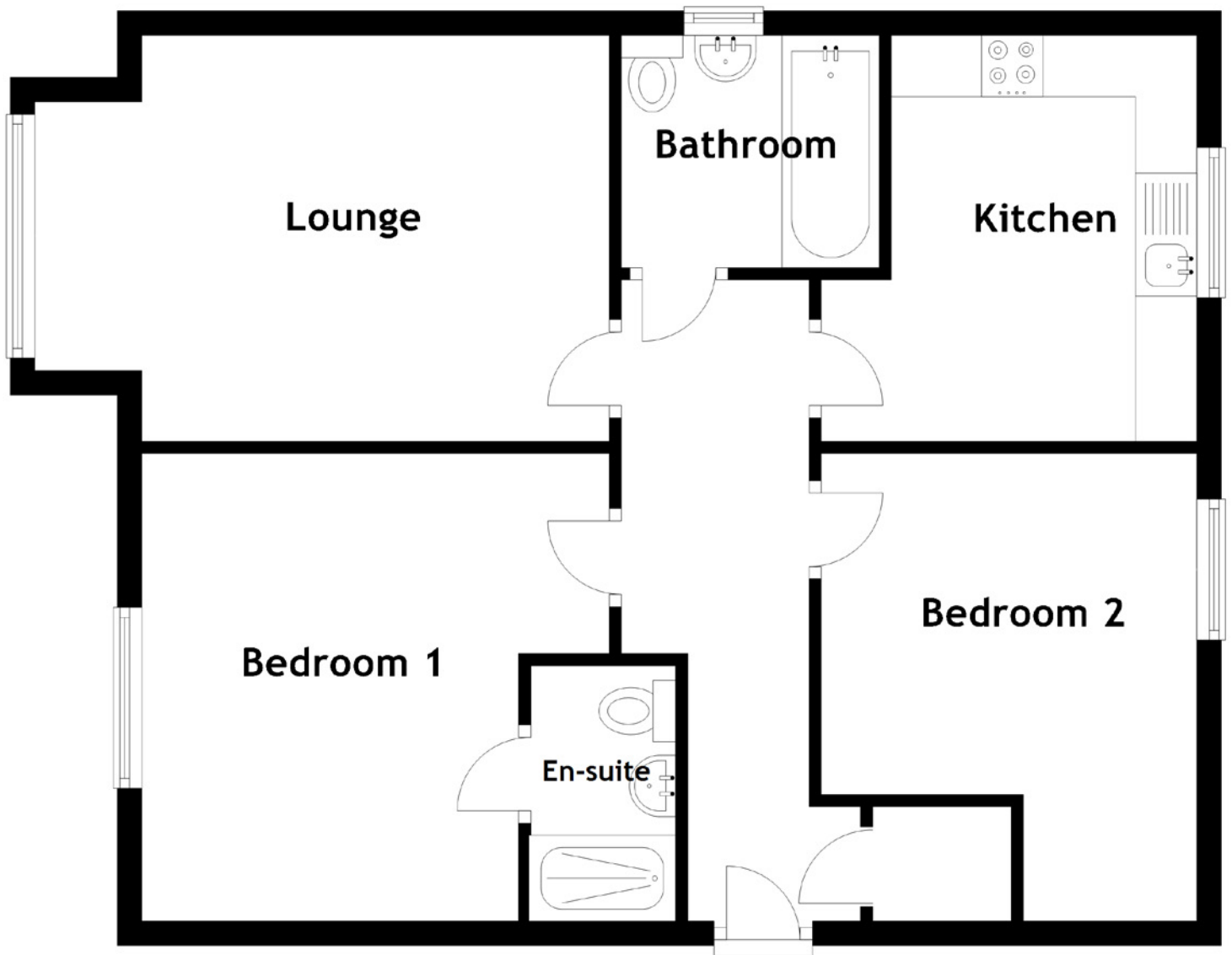




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.68m (15'4") x 3.31m (10'10")
Kitchen	3.31m (10'10") x 3.06m (10'1")
Bedroom 1	3.81m (12'6") x 3.81m (12'6")
Bedroom 2	3.81m (12'6") x 3.06m (10'1")
Bathroom	2.10m (6'11") x 1.89m (6'3")
En-suite	2.08m (6'10") x 1.18m (3'10")

Gross internal floor area (m²): 65m²

EPC Rating: B

Floor Plan

Externally, the property benefits from beautifully maintained communal grounds, professionally managed by the factors. This provides a serene environment and enhances the overall appeal of the development.

With its prime location, modern amenities, and pristine condition, this flat on Moodie Place is a wonderful opportunity for anyone looking to move into a vibrant and welcoming community. Don't miss the chance to make this your new home.



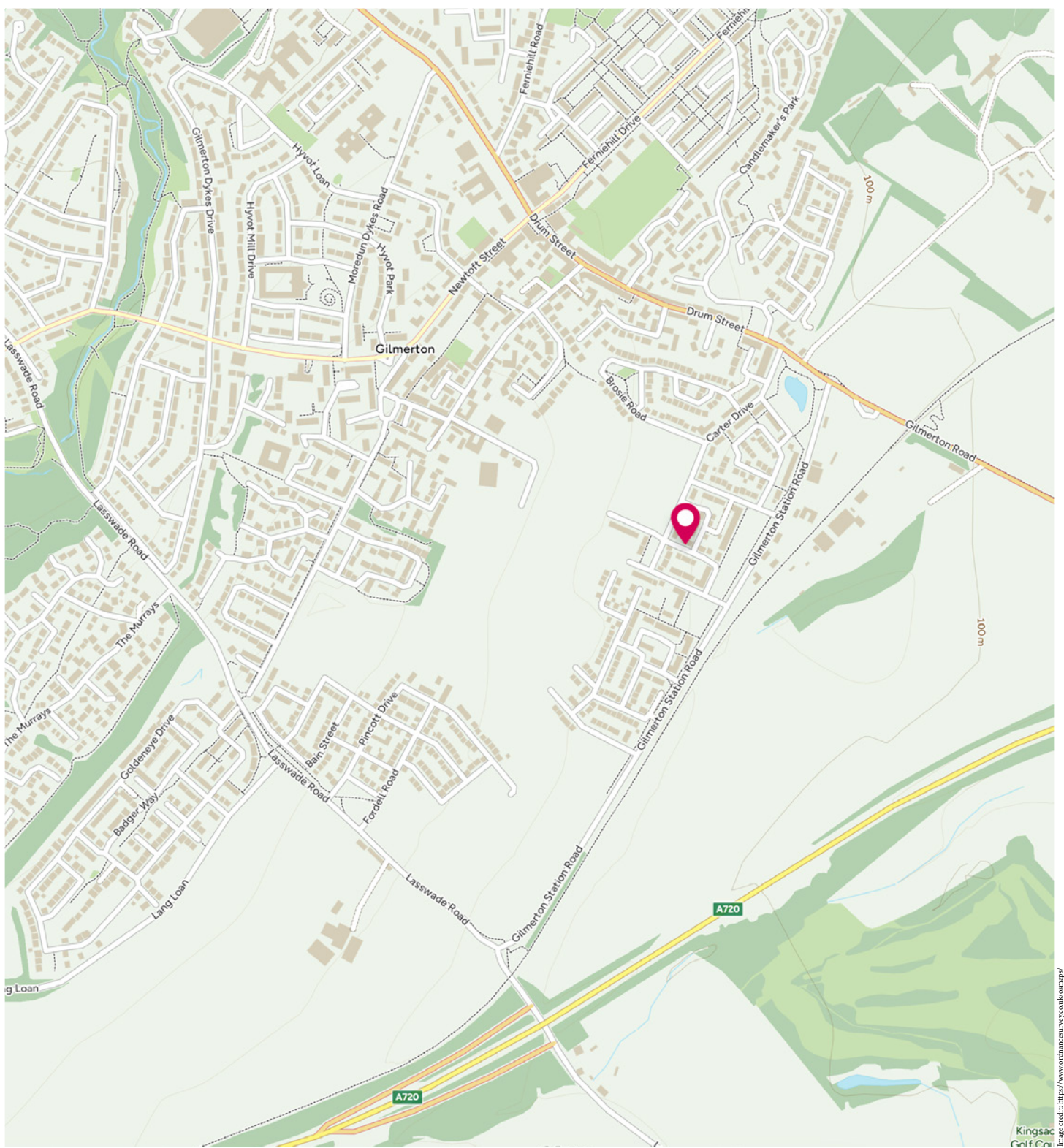


The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.

The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.

The city bypass, which is minutes' drive from the property, provides excellent commuting links both east and west. There is an excellent bus service minutes' walk from the property providing quick and easy access to the city centre and surrounding areas.



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