



RALPH SAYER
SOLICITORS & ESTATE AGENTS

51 Moredun Dykes Road

Moredun, Edinburgh, EH17 8PT

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Welcome to a three-bedroom main-door upper villa that offers bright and airy accommodation, providing a versatile home that will appeal to first-time buyers, families, and commuting professionals alike. Set beside a public green, the property also has a fantastic location in popular Moredun. It is situated within easy walking distance of schools, idyllic parks, bus links, and an excellent range of amenities, including large supermarkets. Furthermore, the city centre can be reached in as little as 20 minutes by car.

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, and an undercounter washing machine to be included in the sale.



Property Summary

- A spacious upper villa in Moredun
- Convenient location near amenities
- Private main-door entrance
- Bright and spacious living/dining room
- Southwest-facing fitted kitchen
- Three double bedrooms (one with storage)
- 3pc bathroom with overhead shower
- Private rear gardens
- Large private side garden area with driveway and scope for building a garage (STPP)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £175,000







Southwest-facing fitted
kitchen and three
double bedrooms
(one with storage)







Set beside a public green,
the property also has
a fantastic location in
popular Moredun





Let us help you find your next
dream property!



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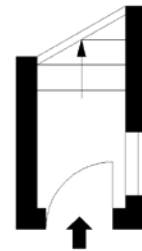
CHARTERED FIRM

Zoopla.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

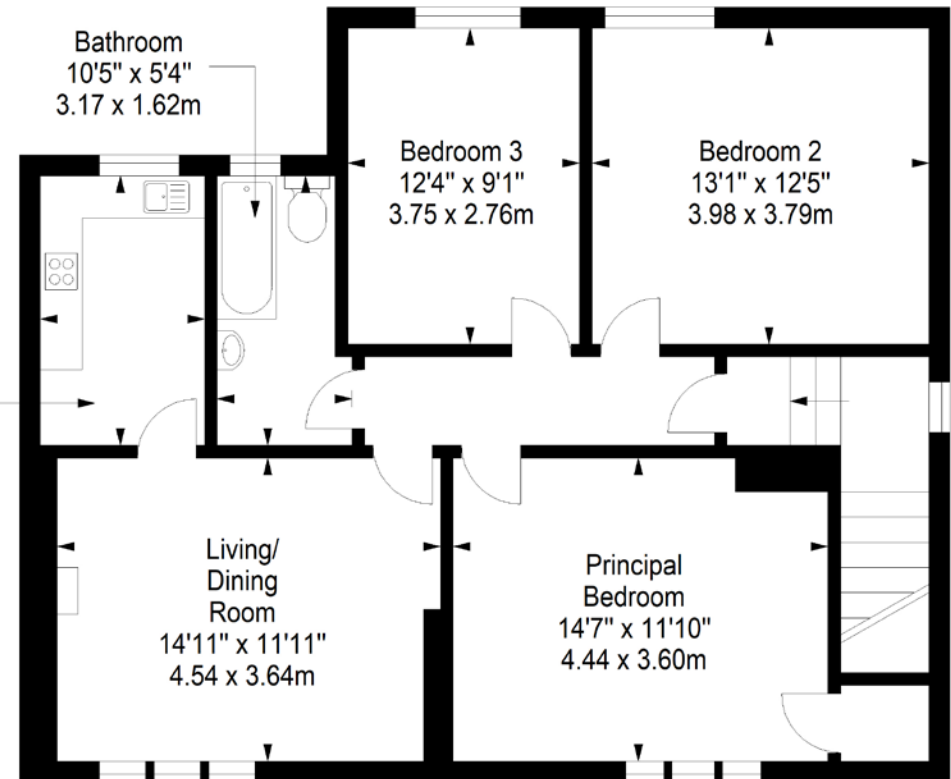
Ground Floor
Approx. 2.2 sq. metres (23.7 sq. feet)



Kitchen
10'5" x 6'5"
3.18 x 1.96m



First Floor
Approx. 84.6 sq. metres (910.6 sq. feet)



Total area: approx. 86.8 sq. metres (934.3 sq. feet)