



120 Moredun Park Road
GILMERTON | EDINBURGH | EH17 7HL


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This freshly decorated end-terraced house offers generous living space, modern comforts, and a well-designed layout making it an ideal family home. The property features a wide driveway, private gardens, double glazing and gas central heating.

Inside, the welcoming entrance hallway leads to a spacious twin-windowed lounge which flows through to the dining room, with patio doors opening to the rear garden. A sleek, contemporary kitchen provides stylish cabinetry and ample workspace and downstairs is finished by a useful W/C. Upstairs the large master bedroom benefits from a built-in wardrobe and an elegant en-suite shower room. Two further well-proportioned bedrooms provide plenty of space for family members, guests or working from home space. A stylish main bathroom with a shower over the bath completes the upper level. Outside, the fully enclosed south-West facing rear garden is mainly laid to lawn and offers excellent privacy and a paved area ideal for outdoor dining.

Situated in a highly sought-after neighbourhood close to the Royal Infirmary, this home is surrounded by excellent local amenities, reliable transport links and vast open green spaces.

- Modern, end terraced house
- Driveway and private gardens
- Welcoming hallway, bright lounge and dining area
- Contemporary kitchen
- Three ample bedrooms
- Two bathrooms and a W/C

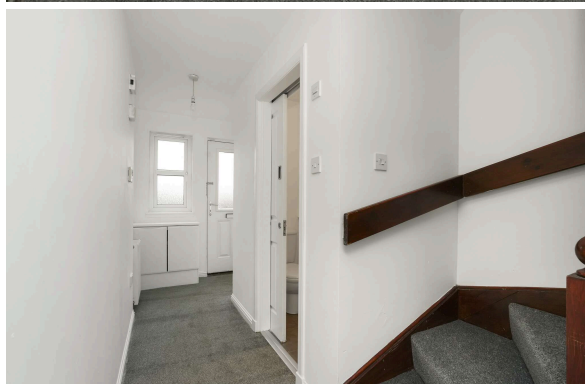
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

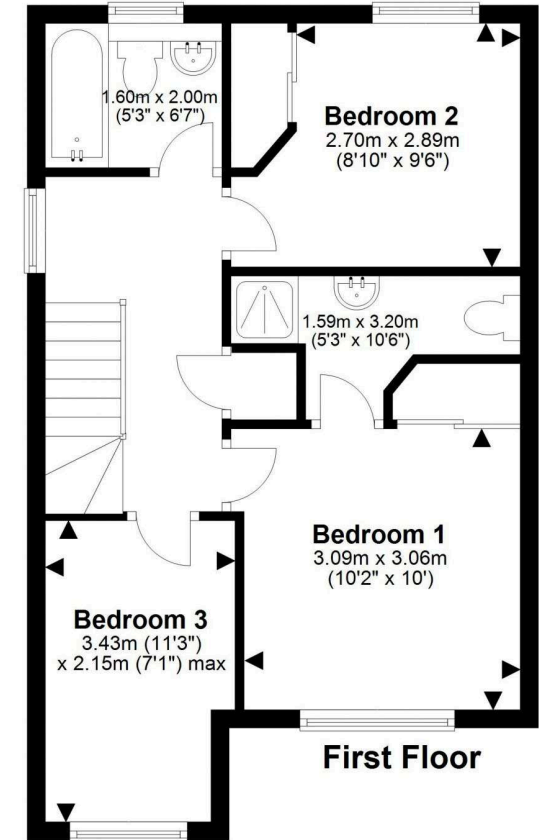
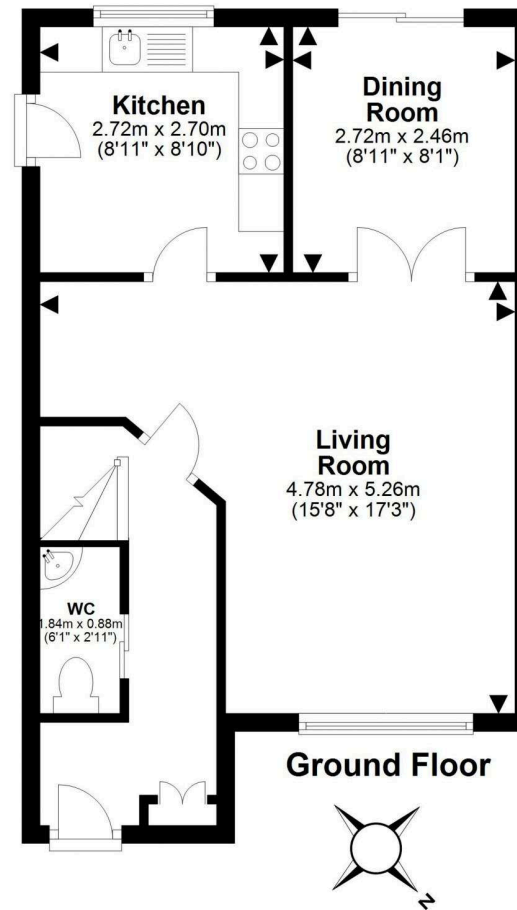


The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity, mainly specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

EPC C, Council tax D. Factors are managed by Hacking & Patterson which cover the common estate ground and cost around £7 a month

Property can be sold as seen with all fixtures, fittings and kitchen appliances included in the sale.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.