



111/3 Moredun Park Gardens
MOREDUN | EDINBURGH | EH17 7LJ


warners
solicitors & estate agents



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Rarely available duplex apartment boasting light and spacious accommodation in a tucked away head of cul-de-sac position, with easy access to local amenities and transport links.

Generously proportioned accommodation is arranged over 1st and 2nd floor level in this property, including a public room with more than ample floor space for both relaxation and dining, a kitchen fitted out with ample storage units, two double sized bedrooms (one with a shelved cupboard), and the bathroom. Features include double glazed windows and a gas fired central heating system. A shared drying area lies to the rear of the block and plenty of parking is available within the cul-de-sac.

- Entrance hallway with storage
- Living/dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Security entryphone system
- Communal grounds
- On street parking

All contents will be included in the sale.

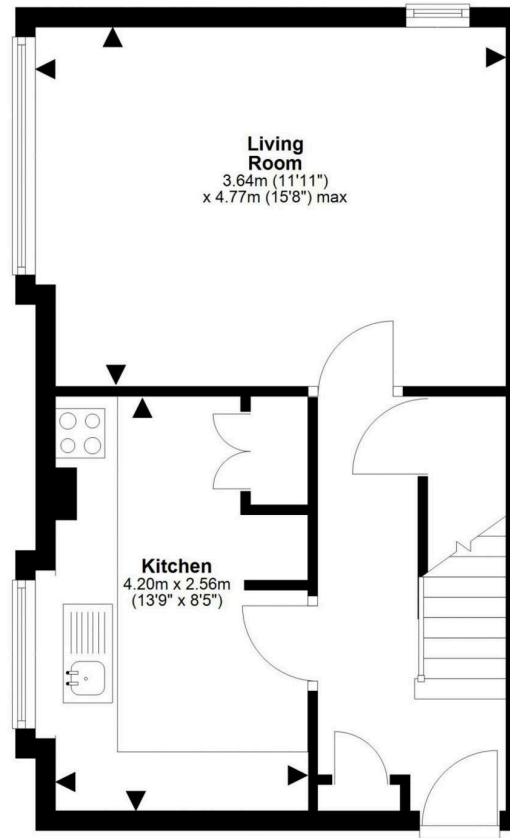
EPC Rating C. Council Tax Band B.

Factor Fee £54 per quarter approx..

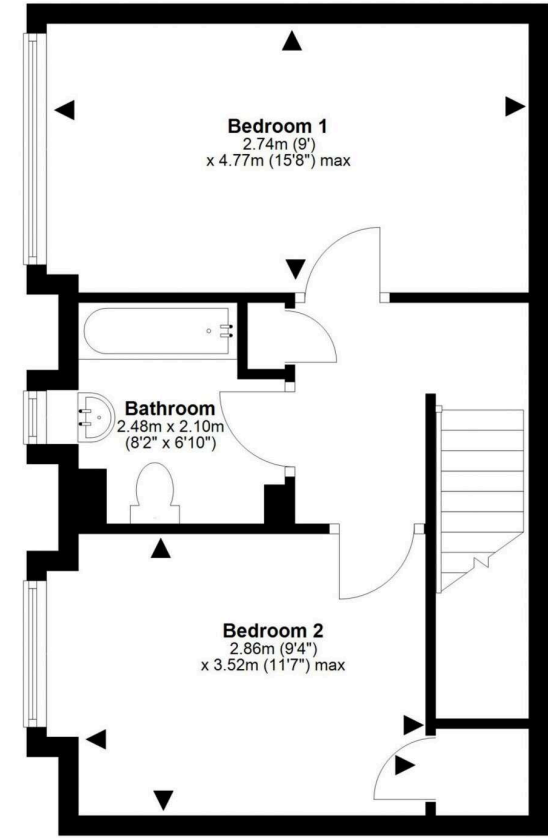
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Moredun area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community, plus Morrisons and Aldi stores on nearby Gilmerton Road. 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.



Ground Floor



First Floor

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