



25 Moredunvale Way
GILMERTON | EDINBURGH | EH17 7RG


warners
solicitors & estate agents



25 Moredunvale Way

GILMERTON | EDINBURGH | EH17 7RG

Warners is delighted to present this charming three-bedroom, mid-terrace home to the market. Offering bright and spacious family living, the property features a large, fully enclosed rear garden and enjoys a quiet position within a child-friendly cul-de-sac with excellent local amenities nearby.

The ground floor boasts a welcoming living area with front and rear windows that fill the room with light, providing ample space for both seating and dining. Adjacent is a well-equipped kitchen, complete with a cosy dining area. Upstairs, you'll find three bedrooms, two of which have built-in wardrobe space, along with a family bathroom featuring a white suite and an electric over-bath shower.

The front garden, bordered by privacy-enhancing hedges, is attractively laid to lawn. At the rear, a generous garden with a patio area offers a fully enclosed outdoor space, with gated access leading to a residents' parking area. This lovely home is ideally suited for families, especially with its off-road setting.

- Spacious 3-Bedroom Family Home
- Large, Enclosed Rear Garden with Patio
- Quiet, Child-Friendly Cul-de-Sac
- Dual-Aspect Living Room & Dining Area
- Well-Equipped Kitchen with Dining Space
- Private Driveway & Convenient Residents' Parking Access

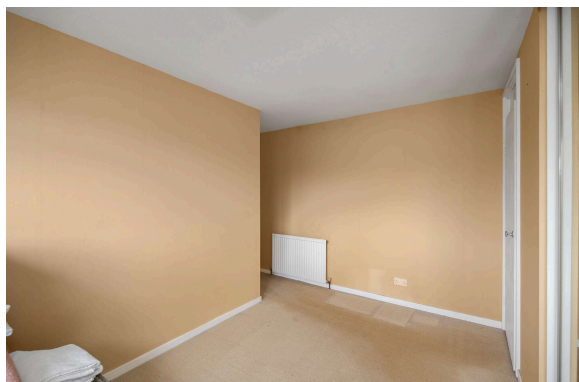
All blinds, curtains, light fittings, oven, hob, washing machine, fridge freezer and free standing wardrobes in the rear bedroom all included. No warranty given for any items. EPC rating D.

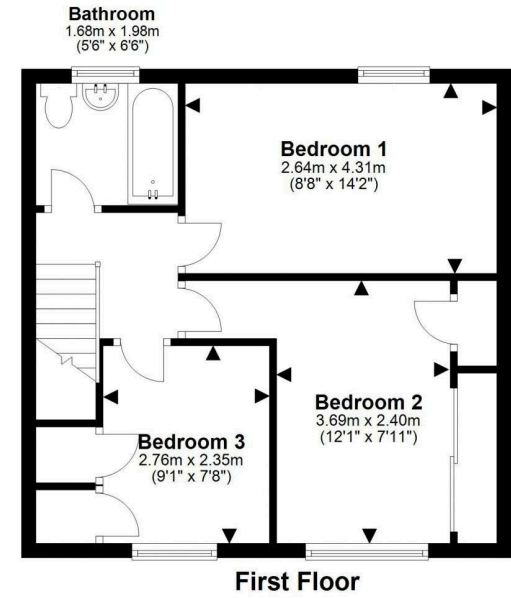
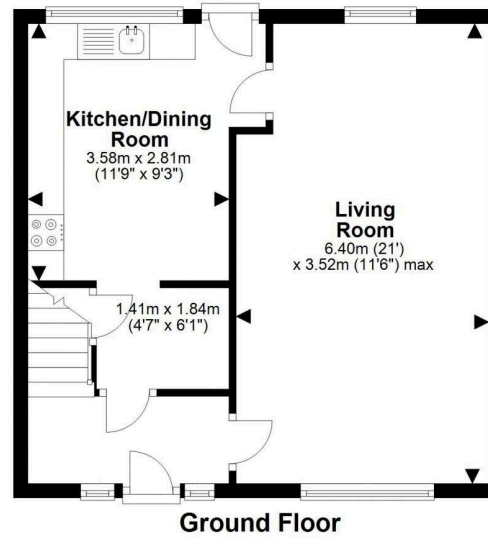
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



There are no factoring charges associated with this property.

The popular Gilmerton 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. 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.





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.