



16 Moredun Park Drive
GILMERTON | EDINBURGH | EH17 7EP


warners
solicitors & estate agents



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Warners are delighted to present this spacious and well-maintained four-bedroom semi-detached dormer bungalow, quietly situated in a popular and established residential area of Gilmerton. Offering flexible accommodation over two levels, the property benefits from private front and rear gardens and a driveway providing convenient off-street parking.

The ground floor welcomes you with a bright entrance hallway giving access to all main rooms. The generous living/dining room to the rear provides an inviting space for family life and entertaining, with direct access to the conservatory overlooking the enclosed rear garden. The fitted kitchen offers ample storage and workspace, ideal for everyday cooking.

Two double bedrooms are located on the ground floor, together with a modern bathroom featuring a white three-piece suite.

Upstairs, the property offers two further bedrooms, both with access to useful eaves storage, making them ideal for use as bedrooms, guest rooms, or home office space.

Externally, the home enjoys well-tended gardens to the front and rear, with the rear garden offering a good degree of privacy, perfect for relaxing or al fresco dining. A private driveway provides off-street parking.

Located in the sought-after Gilmerton area, the property is well placed for an excellent range of local amenities, transport links, and access to schools, making it ideal for families, couples, or those looking to downsize without compromising on space.

- Semi-detached dormer bungalow
- Four bedrooms, two on the ground floor
- Bright living/dining room with conservatory
- Private front and rear gardens
- Driveway providing off-street parking
- Quiet yet convenient Gilmerton location
- Council Tax Band E
- Energy rating Band D

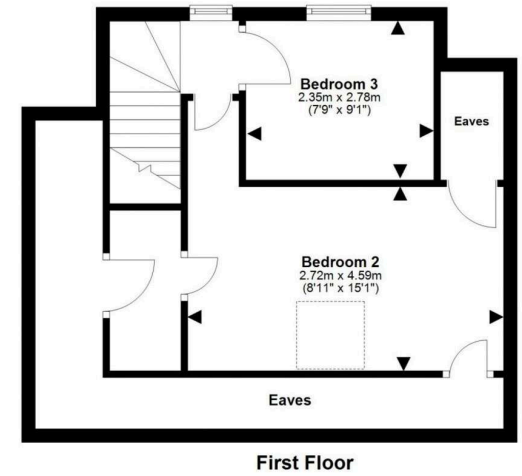
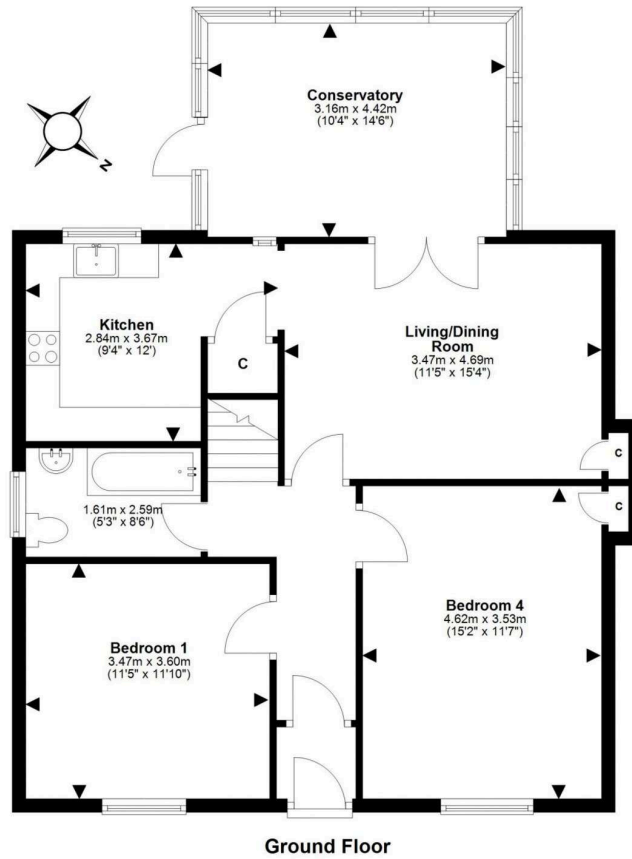
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: The freestanding wardrobes in Bedroom 1 and wall mounted cupboards in bedroom 4 will be included.

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.





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.