

2 Moodie Place, Gilmerton, Edinburgh, EH17 8ZG



Description

Well appointed detached home, commanding a pleasant setting in a modern development, enjoying an extremely convenient location, close to a good range of amenities and super transport links. This lovely home has been finished off to a good standard throughout and offers superbly maintained accommodation enhanced by stylish interior which comes complete with a garage and driveway.

Features

- Modern detached home within a popular modern development
- Offering spacious and flexible family living
- French doors in living room to rear garden
- Well equipped kitchen
- Large master bedroom with fitted wardrobes and en-suite shower-room
- Three further double bedrooms
- Principal bathroom with shower over bath
- Gas central heating and double glazing
- Enclosed low maintenance rear garden
- Garage with driveway
- Wired ring doorbell

Extras

The blinds, fitted carpets, oven, hob, and dishwasher are included.

Factor

The development will be factored by Ross & Liddell. However, no factoring payments have commenced yet, as the development is currently still being maintained by the developers.

EPC Rating: B



Location

Lying four miles south-east of Edinburgh's City Centre, Gilmerton is a popular area for families. One of its attractions is its proximity to green open spaces, with the property only a short walk from the Ferniehill Community Park, and the beautiful Dalkeith Country Park which houses the fantastic Fort Douglas Adventure Park, shopping emporium, courtyard, and café, a ten-minute drive. The Little France Park and The Innocent Railway Cycle Path are both within close proximity. There are a variety of golf courses in the locale including The Braid Hills Golf Club and Liberton Golf Club. Gracemount Leisure Centre with its swimming pool, state-of-the-art gym, and fitness classes is a short car journey as is Midlothian Snowsports Centre which boasts skiing, snowboarding, and tubing. Daily shopping needs are met by a Co-op, Lidl, and Aldi supermarket and nearby Cameron Toll Shopping Centre and Straiton Retail Park house well-known high street names. Edinburgh Royal Infirmary is less than a five-minute drive from the property. Moodie Place lies in the catchment area for Gilmerton Primary School and Liberton High School with private schooling options all very accessible. Regular bus services take you swiftly into Edinburgh City Centre, and the City Bypass connecting to Scotland's motorway network and Edinburgh Airport is within easy reach.

Price and Viewing

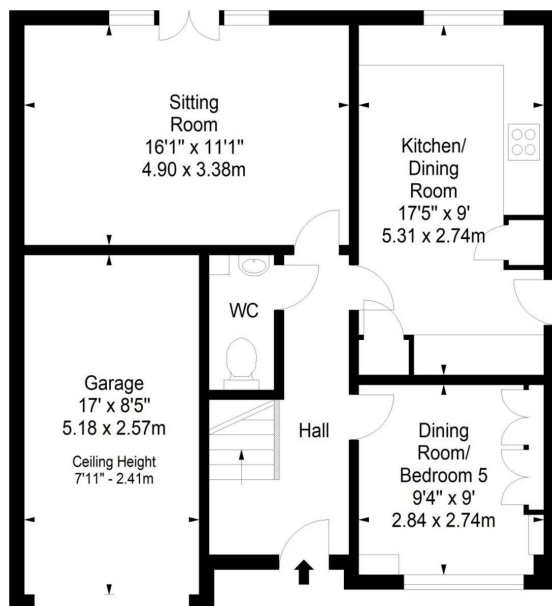
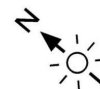
For price and viewing information or further details on this property please contact us on 0131 557 3188.



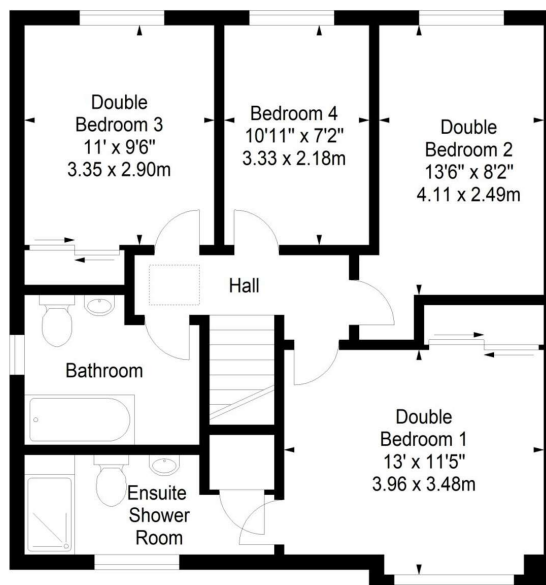
**Moodie Place,
Edinburgh,
Midlothian, EH17 8ZG**



Approx. Gross Internal Area
1252 Sq Ft - 116.31 Sq M
Garage
Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

espc