



RALPH SAYER
SOLICITORS & ESTATE AGENTS

107/5
Moredun Park Gardens

Edinburgh EH17 7LJ

107/5 Moredun Park Gardens

Nestled at the end of quiet residential cul-de-sac, this two-bedroom second floor flat, offers generously proportioned accommodation, along with fabulous views of the Edinburgh skyline (including Edinburgh Castle), a shared drying green and private external store. Beautifully presented, with stylish decor and in ready to move-in condition, the property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, schools, and has great transport links into the city centre.

Extras: all fitted floor coverings, blinds, fully integrated dishwasher and all other kitchen appliances, will be included in the sale.

Property Summary

- Second floor flat
- Corner living/ dining room
- Generous kitchen
- Two excellent double bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Shared drying green to rear
- Private external store adjacent to flat
- Unrestricted residents parking
- EPC Rating - C | Council Tax Band - B

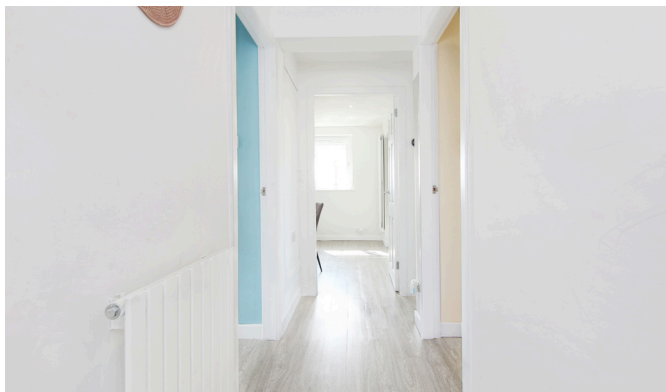


Home Report Value - £160,000





Spacious
two bedroom
flat with views
of Edinburgh
Castle





NO. 107 WITH LARGE GREEN TO FRONT



REAR SHARED DRYING GREEN

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dream property!



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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

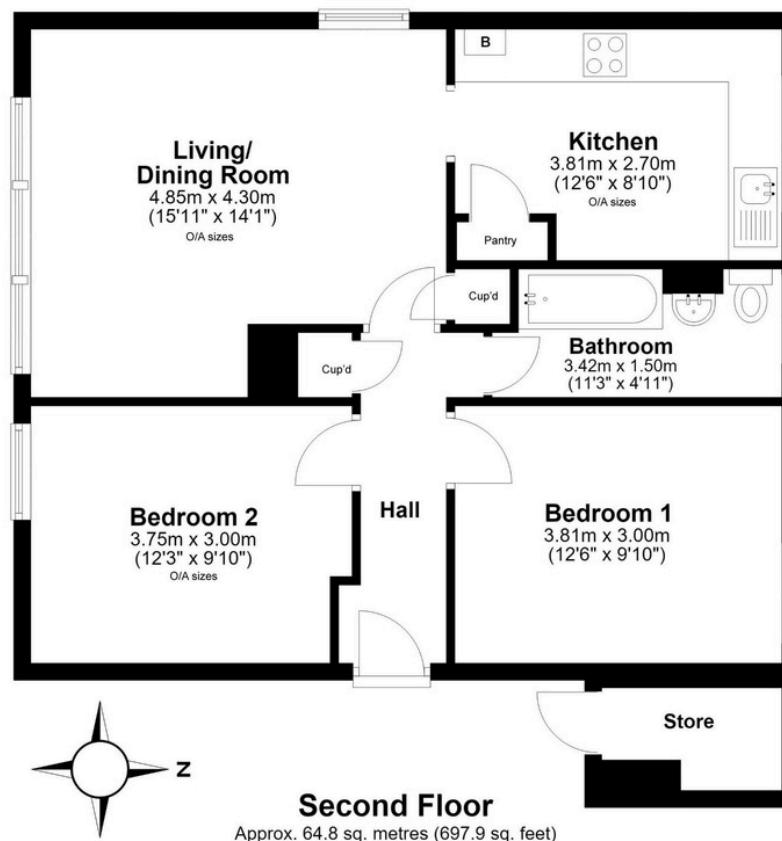
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.



Location

Gilmerton is a popular suburb of Edinburgh, lying approximately 4 miles south of the city centre. Ideally located for Edinburgh Royal Infirmary, the University of Edinburgh Medical School and the City by pass. Excellent local amenities can be found on Gilmerton Road, including a large Morrisons. More extensive shopping can be found at Cameron Toll or Straiton Retail Park, which also has Ikea. Surrounded by countryside, there is a wealth of recreational opportunities, including numerous golf courses. The fabulous East Lothian coastline with its beaches, are also within easy reach.