



62 Moredunvale Road
Little France, EH17 7RZ

Deans 
Solicitors & Estate Agents LLP



MID TERRACED VILLA

- Sitting Room
- Dining Kitchen
- Utility Area
- W.C.
- Four Bedrooms
- Study/Nursery
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Private Residents Parking
- EPC Rating- C



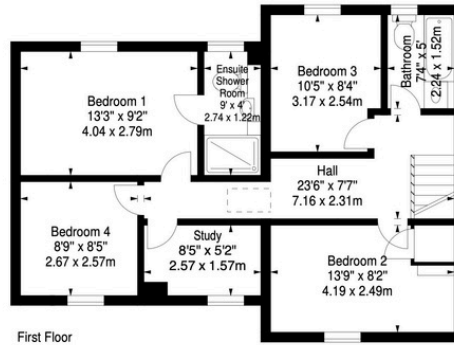
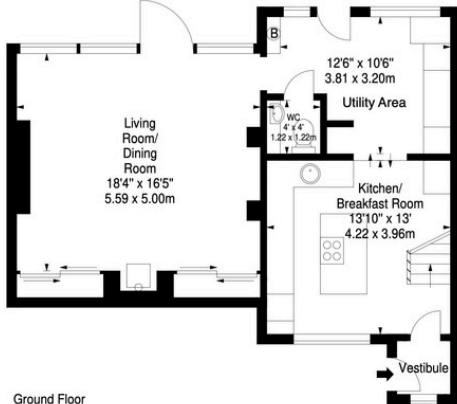
Forming part of a residential estate and within walking distance of Edinburgh Royal Infirmary, this extended mid terraced villa is situated within the sought after location of Little France. The property is close to a variety of day to day shopping requirements with further specialised shopping available at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park. There is a good public transport available close by travelling to many parts of the City with local primary and secondary schooling available. The spacious accommodation would make an ideal family home and comprises; entrance vestibule, modern dining kitchen with open plan staircase and archway to utility area with door to rear garden, light and airy sitting room with feature wood burning stove, fitted sliding door wall storage and patio doors to one wall providing excellent natural light. Upstairs leads to a delightful master bedroom with en-suite shower room, 3 further good sized bedrooms, study/nursery and bathroom with white suite and shower. There are private gardens to the front and rear of the property along with private residents parking. Further benefits include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the dishwasher, batteries, solar panels and inverter, induction hob and tall kitchen chairs. All appliances are sold as seen with no warranty provided.



Moredunvale Road,
Edinburgh,
Midlothian, EH17 7RZ



Approx. Gross Internal Area
1356 Sq Ft - 125.97 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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