

KILGOUR

PROPERTY



2/1 Moredun Park Green, Edinburgh, EH17 7LS





- Living Room
- Separate Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Secure Entry System
- Private Gardens
- Factor Fee – £30 PCM approx. at point of sale
- Council Tax – Band A
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

A well-presented one-bedroom ground floor flat, ideal for first-time buyers, investors, or those looking to downsize. The accommodation comprises a bright and spacious lounge with ample natural light, a well-proportioned double bedroom with built-in storage, and a modern fitted kitchen offering a good range of base and wall units. The bathroom is finished to a clean, contemporary standard with a three-piece suite.

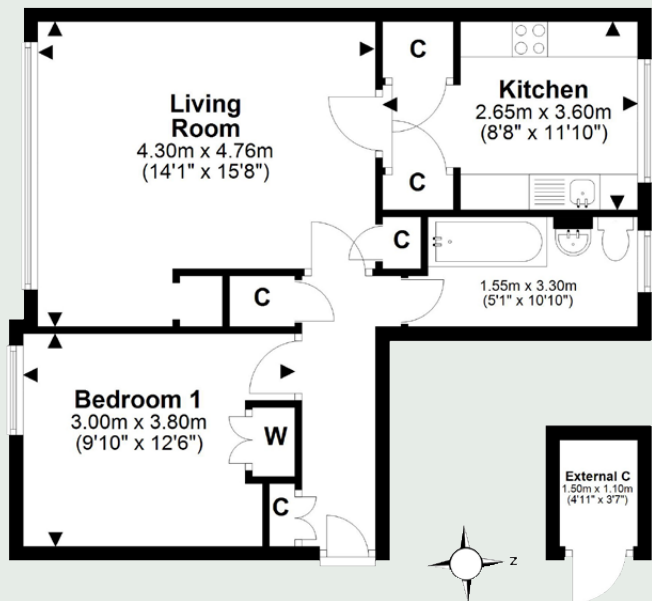
The property benefits from gas central heating and is double glazed. Externally there are well maintained private gardens to the front and rear.

Entrance into the communal building is gain via a secure entry system.

Location

Moredun is a highly sought-after and well-established residential district, offering an excellent blend of leisure, convenience, and connectivity. The area boasts a wealth of recreational amenities, including nearby golf courses, sports centres and public parks. Local shopping is located nearby with everyday grocery options at Iceland, Morrisons, and Aldi. For more extensive retail opportunities, both Cameron Toll Shopping Centre and Straiton Retail Park are just a short drive away, featuring a wide selection of major high-street brands. Families benefit from a strong choice of local schooling, including Gilmerton Primary and Gracemount High. The area also enjoys excellent transport links, with frequent bus services along Gilmerton Road providing quick and easy access to Edinburgh city centre. The nearby city bypass offers seamless connections to the wider motorway network, as well as popular retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





Living Room	14'1 x 15'8	4.30m x 4.76m
Kitchen	8'8 x 11'10	2.65m x 3.60m
Bedroom	9'10 x 12'6	3.00m x 3.80m
Bathroom	5'1 x 10'10	1.55m x 3.30m





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