



14 Morven Street, Edinburgh, EH4 7LQ

Freshly decorated two-bedroom mid-terraced villa offering bright and well-proportioned accommodation with excellent potential for cosmetic upgrading and modernisation. Benefiting from private front and rear gardens, gas central heating and double glazing, the property would make an ideal first-time purchase, investment opportunity or family home.

The accommodation comprises:

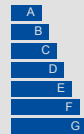
- Entrance hallway with staircase and useful utility cupboard housing the tumble dryer and boiler
- Spacious dual-aspect living/dining room with windows to the front and rear, and featuring an electric fire with marble hearth and wooden surround
- Fitted kitchen incorporating a range of wall and base units, laminate worktops and appliances including a washing machine
- Upper landing with hatch providing access to the loft space
- Generously proportioned double bedroom with built-in wardrobes and dual-aspect windows to the front and rear
- Family bathroom fitted with WC, wash hand basin and bath with electric shower over
- Further front-facing double bedroom with built-in wardrobes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

The property is situated within the popular residential district of Clermiston, located to the north of Corstorphine and well placed for access to a wide range of local amenities. Everyday shopping facilities are available nearby, with a more extensive selection of shops, banks, cafés and restaurants found along St John's Road in Corstorphine. Additional retail options include a 24-hour Tesco at Meadow Place Road and The Gyle Shopping Centre, which offers a variety of high street retailers including Morrisons and Marks & Spencer.

Well-regarded schooling is available locally from nursery through to secondary level, all within easy walking distance. Recreational amenities in the area include Drum Brae Leisure Centre, the David Lloyd Health Club and pleasant walks on nearby Corstorphine Hill.

The property is ideally situated for commuters, with excellent transport links to the Forth Road Bridge, Edinburgh City Bypass, Edinburgh Airport and the wider central motorway network.

Outside & Gardens

The property benefits from a low-maintenance front garden enclosed by fencing, while the south-facing rear garden features a lawn and paved patio area, providing an ideal space for outdoor relaxation. The greenhouse is included in the sale.

Extras

All fitted floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

As the property has been unoccupied for a period of time and forms part of an executry estate, the services clause under the Scottish Standard Clauses (Edition 6) will be excluded. No warranty will be given for the working order of the appliances and the property is sold as seen.

Council tax

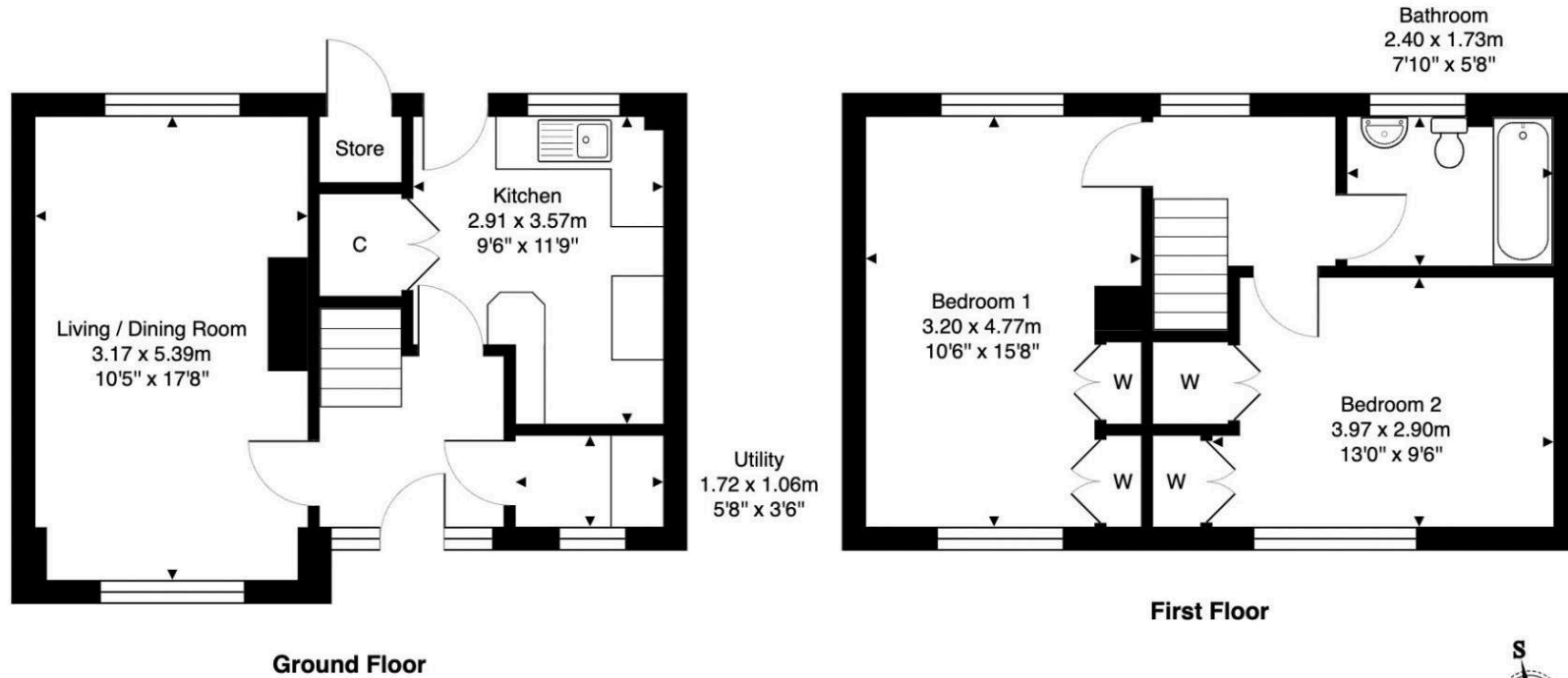
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.







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Total Area: 75.0 m² ... 807 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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