



Solicitors & Estate Agents



Offers Over

£200,000

3/2 Moodie Place

Gilmerton | Edinburgh | EH17 8ZG

Beautifully presented two-bedroom ground floor flat pleasantly positioned within a modern development in the ever-popular Gilmerton area of the capital. Presented in true move-in condition and ideally located close to a fantastic range of amenities and transport links, the property is perfectly suited to first-time buyers, young professionals and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal gardens
-  Residents' parking
-  EPC Band - B
-  Council Tax Band - D

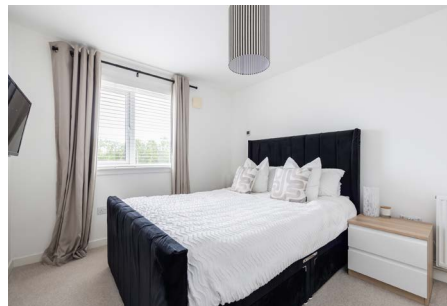


Description

A welcoming entrance hallway provides access to the accommodation and features two handy storage cupboards. The bright and spacious lounge/diner provides an excellent everyday living space with ample room for a dining table and chairs, creating a comfortable spot to relax and unwind. The stylish and immaculately maintained kitchen is fitted with a range of smart, well-appointed white units, grey worktops and a range of integrated white goods, all of which are included in the sale. There are two generous double bedrooms. The first enjoys a pleasant front-facing outlook and offers plenty of space for freestanding furniture, while the second benefits from a quieter rear aspect, custom-built wardrobes and flexible potential for use as a nursery, home office or dressing room. Completing the accommodation is a lovely bathroom fitted with a modern suite, shower over bath and partial wall tiling.

Further benefits include gas central heating, double glazing and a secure entry system.

Common buildings insurance is currently approximately £225 per annum. The factors have not yet adopted the communal grounds from the developer, therefore no additional factoring charges are currently payable. Once the grounds are adopted, a further factoring charge will apply, payable every six months.



Gardens & Parking

Externally, residents have access to communal garden grounds, while car owners benefit from unallocated residents' parking to the rear of the building, along with plenty of unrestricted on-street parking to the front.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

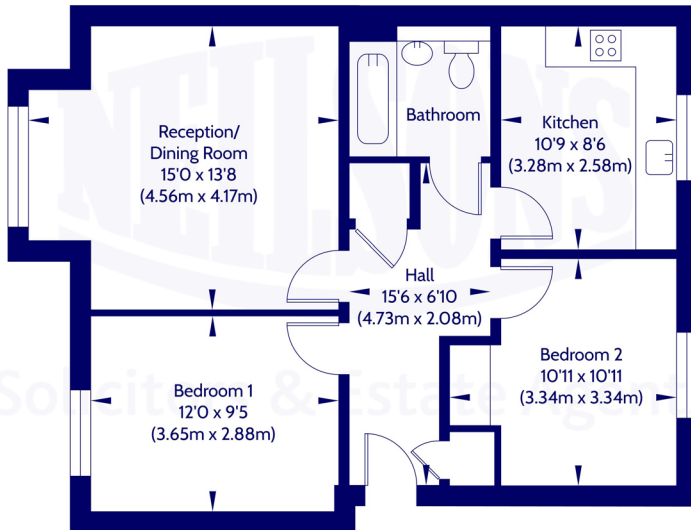
Moodie Place is quietly situated in an established modern development on the outskirts of the sought after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well situated for access to many local shops and services with a Morrison's supermarket only a short distance away. Cameron Toll shopping centre together with Straiton Retail Park are both close at hand offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with several golf courses. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 62 Sq M / 662 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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