



RALPH SAYER
SOLICITORS & ESTATE AGENTS

23 Craigour Crescent

More dun, Edinburgh, EH17 7PL

Welcome to a spacious and highly versatile five-bedroom semi-detached house in Moredun, which is brought to market in true move-in condition. The extended home has been refurbished throughout, with fresh décor, new flooring, and a brand-new kitchen, bathroom, and shower room. It has an impressive degree of flexibility to meet a range of lifestyles and offers lots of easily adaptable rooms allowing the home to grow and change with you. The property further boasts private off-street parking and a large rear garden that is enclosed by a high fence.

Extras: all fitted floor coverings, light fittings, and brand-new freestanding white goods (electric cooker, fridge/freezer, and washing machine) to be included in the sale.

Note: some images have been virtually presented for illustration purposes.

Property Summary

- A move-in ready semi-detached house in Moredun
- Welcoming hall with understairs storage
- Bright and spacious living room
- Dining room with French doors to rear garden
- New generously appointed breakfasting kitchen
- Naturally-lit landing with a built-in cupboard
- Two double bedrooms (one with built-in wardrobe)
- One single bedroom
- Two flexible bedrooms/study/sitting room
- New ground-floor 3pc bathroom with overhead shower
- New first-floor shower room with a 3pc suite
- Low-maintenance front garden
- Large, fully-enclosed rear garden
- Private drive for off-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £310,000







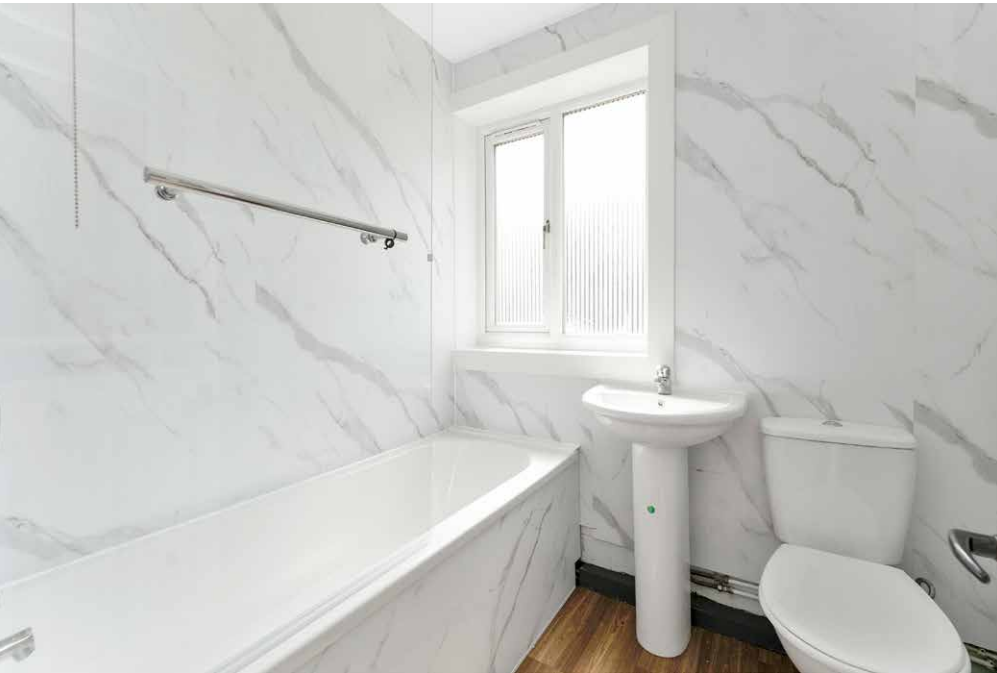
Bright and spacious living room, a dining room with French doors to rear garden a breakfasting kitchen







Highly versatile
five-bedroom
semi-detached house
in Moredun





Let us help you find your next
dream property!



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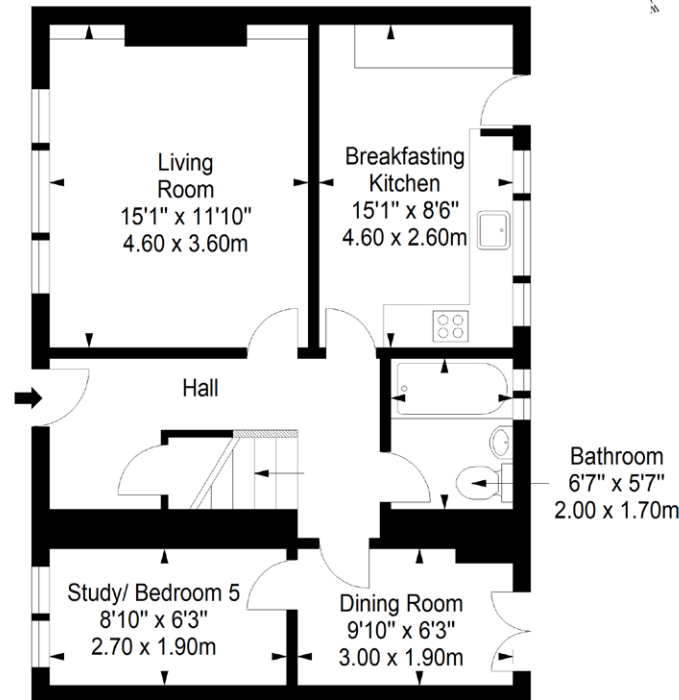
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

CHARTERED FIRM

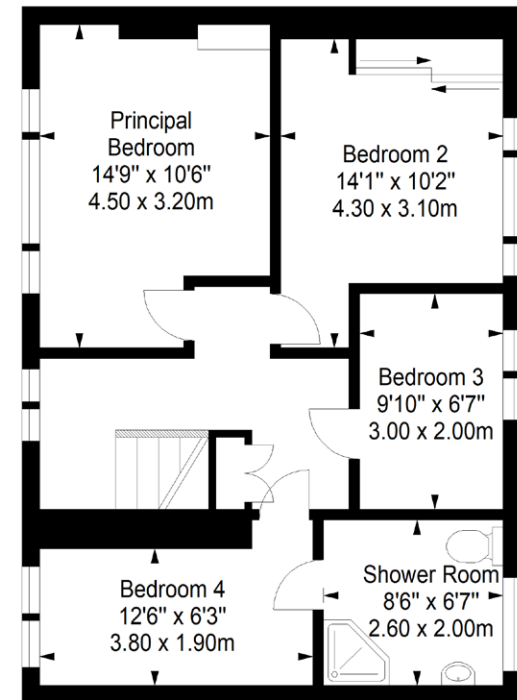
DISCLAIMER

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.

Ground Floor
Approx. 59.3 sq. metres (638.3 sq. feet)



First Floor
Approx. 58.7 sq. metres (631.9 sq. feet)



Total area: approx. 118.0 sq. metres (1270.2 sq. feet)