



74 Moredunvale Road
Little France, EH17 7RZ

deans 
Solicitors & Estate Agents LLP



MID TERRACED VILLA

- Lounge
- Kitchen
- Double Bedroom
- Study/Box Room
- Shower Room
- Electric Heating & Double Glazing
- Private Gardens
- Allocated Parking Space
- EPC Rating - D



Quietly tucked away and forming part of an established residential development, this stylishly presented mid-terraced villa is situated within the sought-after location of Little France, to the south of the city. The property is a stone's throw from Edinburgh Royal Infirmary, with Cameron Toll Shopping Centre a short distance away, along with Fort Kinnaird Retail Park, offering a wide range of high street stores, restaurants and a cinema. There is also an excellent public transport service close by, providing regular links to Edinburgh City Centre. Presented in move-in condition, the property would make an ideal first-time purchase and comprises: entrance hall, attractive lounge with French doors leading to the garden, modern kitchen, lovely double bedroom with built-in mirrored wardrobes, study/box room and shower room. There are private gardens to the front and an enclosed garden to the rear. Further benefits include an allocated parking space, double glazing and a modern electric heating system with energy-saving smart heaters to the lounge and bedrooms. Hot water is supplied by a gas combi boiler. Included in the sale are the fitted carpets and floor coverings, built in fridge-freezer, oven, hob, hood and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



**Moredunvale Road,
Edinburgh,
Midlothian, EH17 7RZ**



Approx. Gross Internal Area

479 Sq Ft - 44.50 Sq M

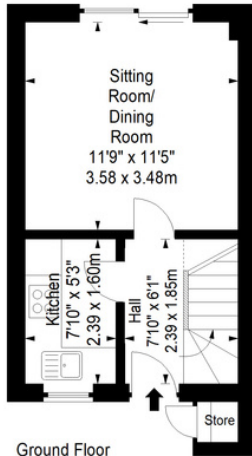
Garage

Approx. Gross Internal Area

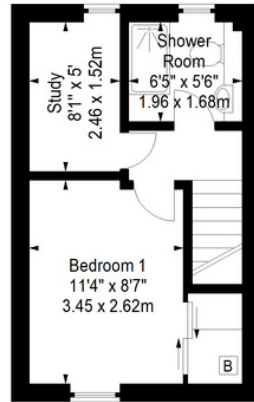
5 Sq Ft - 0.46 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor



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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