



10 Moredun Park Way
Moredun, EH17 7EZ

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Sitting/Dining Room
- Kitchen
- Sun Room
- Three Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Off-Street Parking
- EPC Rating – D



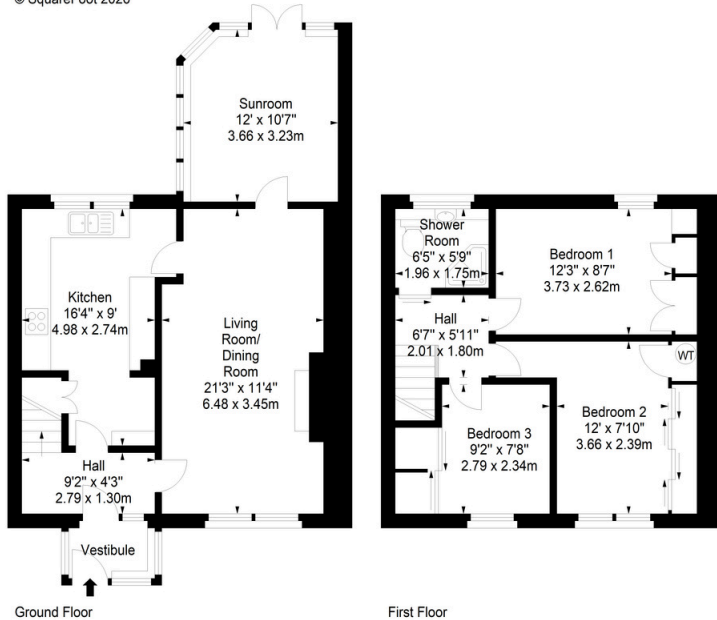
Quietly positioned with a residential area that is popular with first time buyers and young families, this lovely, light and airy mid terraced villa is situated within the popular area of Moredun. The property is close to a variety of amenities including a Morrisons and Aldi supermarkets, primary and secondary schooling and easy reach of Edinburgh Royal Infirmary. A good public transport service passes close by and provides direct access to the Airport and City Centre. The accommodation would make an ideal purchase for the young family and comprises; entrance porch into welcoming hallway, bright sitting/dining room with door to sunroom overlooking the rear garden, modern well laid out kitchen, upstairs leads to 3 delightful double bedrooms all with built-in storage and shower room. There are well maintained private gardens to the front and fully enclosed to the rear with off-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, light shades, blinds, curtains and a large garden shed. All appliances included in the sale are sold as seen with no warranty provided.



Moredun Park Way,
Edinburgh,
Midlothian, EH17 7EZ



Approx. Gross Internal Area
1051 Sq Ft - 97.64 Sq M
For identification only. Not to scale.
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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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