



26 Moredun Park Drive
Moredun, EH17 7EP

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED BUNGALOW

- Sitting Room
- Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway & Single Garage
- EPC Rating- C



Forming part of a quiet residential estate, this generously proportioned extended semi-detached bungalow is located within the popular location of Moredun. There are good amenities within walking distance including Morrisons & Aldi supermarkets with further specialised shopping available at Cameron Toll Shopping Centre. The Edinburgh Royal Infirmary is a short drive from the property with the local primary and secondary schools close by. The City Bypass is also easily accessible providing access to the North and South. The accommodation which requires cosmetic upgrading would make an excellent family home and comprises; entrance vestibule, welcoming hallway, bright sitting room, dining room with open plan staircase to upper level, fitted kitchen with door to rear garden, 4 double bedrooms and bathroom. There are private gardens located to the front and fully enclosed to the rear with driveway and single garage. Further benefits include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the oven, hob, hood and fridge freezer. All appliances are sold as seen with no warranty provided.

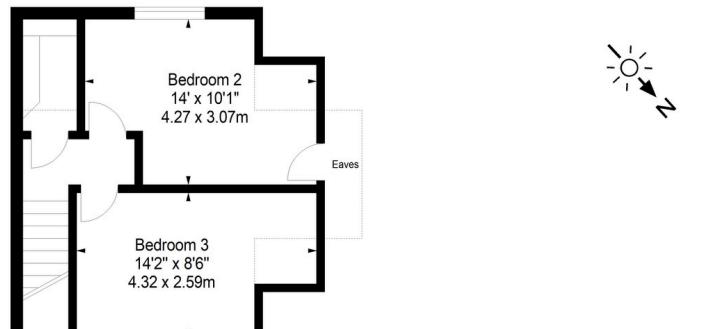




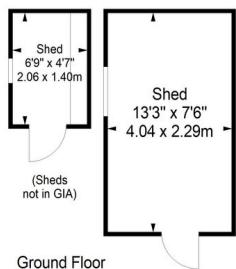
**Moredun Park Drive,
Edinburgh,
Midlothian, EH17 7EP**



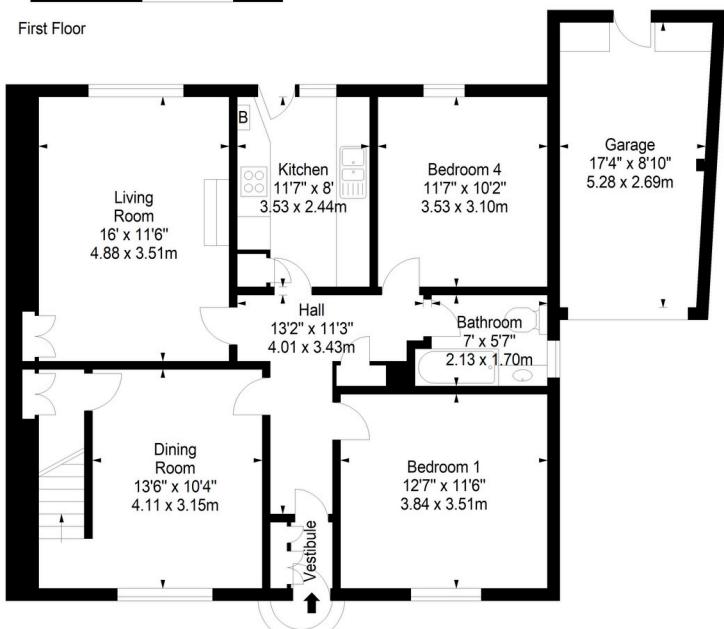
Approx. Gross Internal Area
1499 Sq Ft - 139.26 Sq M
Garage & Out Buildings
Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M
For identification only. Not to scale.
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First Floor



Ground 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.