



116 Moredun Park Road  
GILMERTON | EDINBURGH | EH17 7HL

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## 116 Moredun Park Road

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Surrounded by excellent amenities, quick transport links and vast open green spaces is this spacious and freshly decorated modern terraced house. Boasting a driveway, private gardens, double glazing, gas central heating and new carpets and decoration this property would make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway, bright twin windowed lounge, a contemporary dining kitchen with attractive units and generous dining space and downstairs is completed by a useful w/c compartment. Following up a wide staircase the upper level enjoys two well-proportioned double bedrooms (both with built-in mirrored wardrobes) and the home is completed by a stylish main bathroom with shower over bath. Externally the fully enclosed South facing rear garden offers a high degree of privacy with a paved section ideal for al fresco dining.

- Modern terraced house
- Well-connected location with excellent amenities nearby
- Driveway and private South facing rear garden
- Welcoming hallway with W/C compartment
- Bright lounge with access to dining kitchen
- Two double bedrooms
- Stylish bathroom



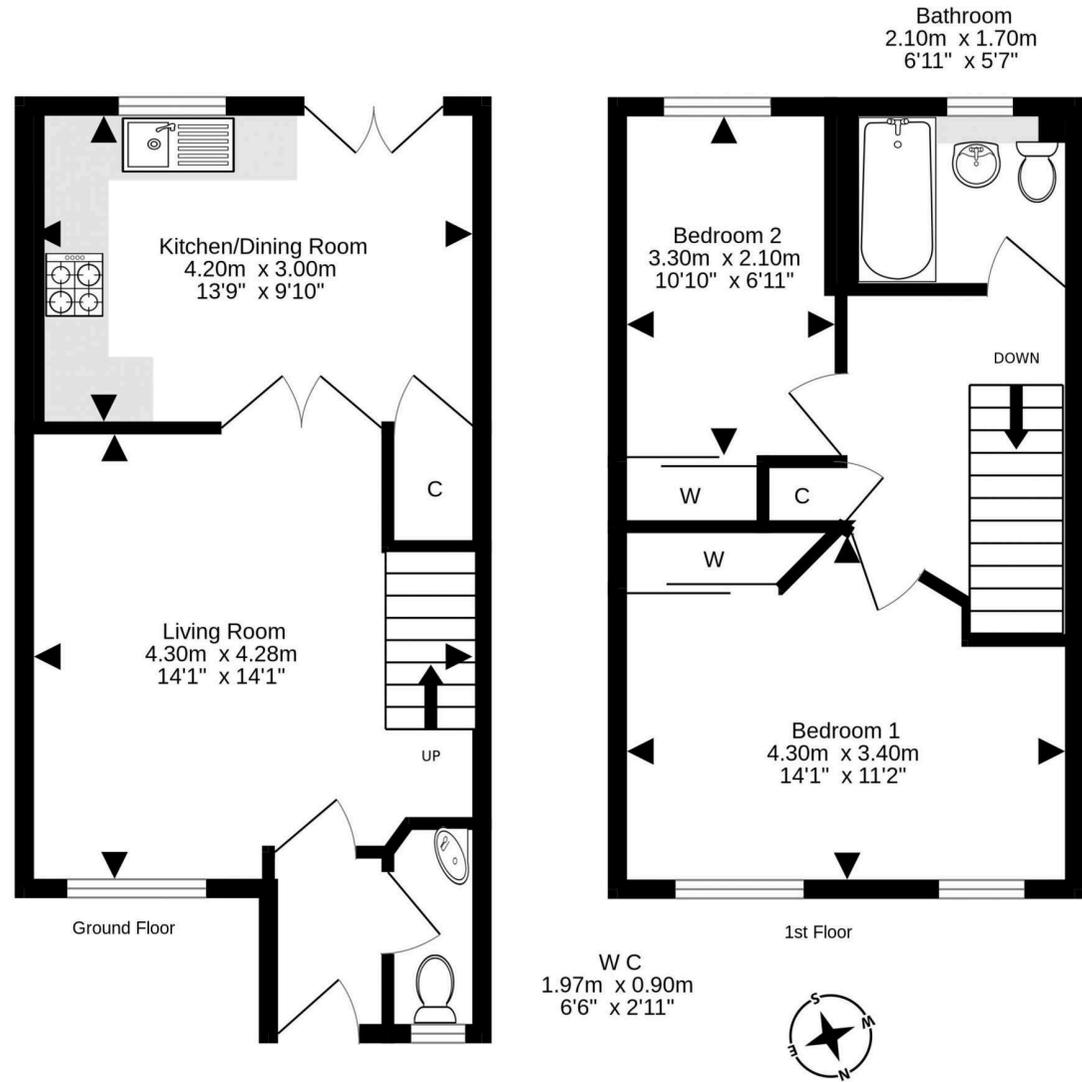
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity, mainly specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

Items included in this sale are dining table and chairs, chest of drawers, all window blinds and pendant lights. All integrated kitchen appliances, washing machine and dishwasher are also included. EPC band C





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024