



## 51 Moredun Park Street, Edinburgh, EH17 7HF

Immaculately Presented & Spacious, Three-Bedroom, End-Terrace Home with Gardens & Driveway

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# Property Description

Immaculately presented and spacious, three-bedroom, end-terrace home, with gardens and a driveway. Located on a quiet side street, in the established residential area of Gilmerton, south of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, three double bedrooms, and a shower room.

Finished to an exemplary standard, fully refurbished throughout, featuring contemporary decor - ready to move in.

New fittings include a fitted kitchen (with appliances), a stylish modern bathroom, new doors, rendered walls, electrics, and central heating. In addition, there is quality engineered wood flooring for the hall and lounge, spotlighting, a glass balustrade, and bedroom carpets.

The property benefits from professionally landscaped gardens including an enclosed lawn to the front and a multi-vehicle drive; furthermore, to the rear, there is a patio, a lawn, and a generous summer house with power, lighting and an adjoining store room.

A welcoming entrance hall affords access to the stairs leading to the upper hall and throughout the majority of the ground floor, including a convenient storage cupboard. Set to the front, with engineered wood flooring continuing from the hall, a spacious living room has a full-height window enjoying a southerly aspect, finished with light decor, a contemporary central light fitting, and a wall-mount TV point.

To the rear, set off the lounge, a stylish kitchen provides access to the garden, whilst, modern fitted units include stone effect worktops with matching upstands, a sink with drainer; and an integrated gas hob with an extractor hood and a splashback, an eye-level oven and microwave, and a freestanding washing machine and fridge/freezer.

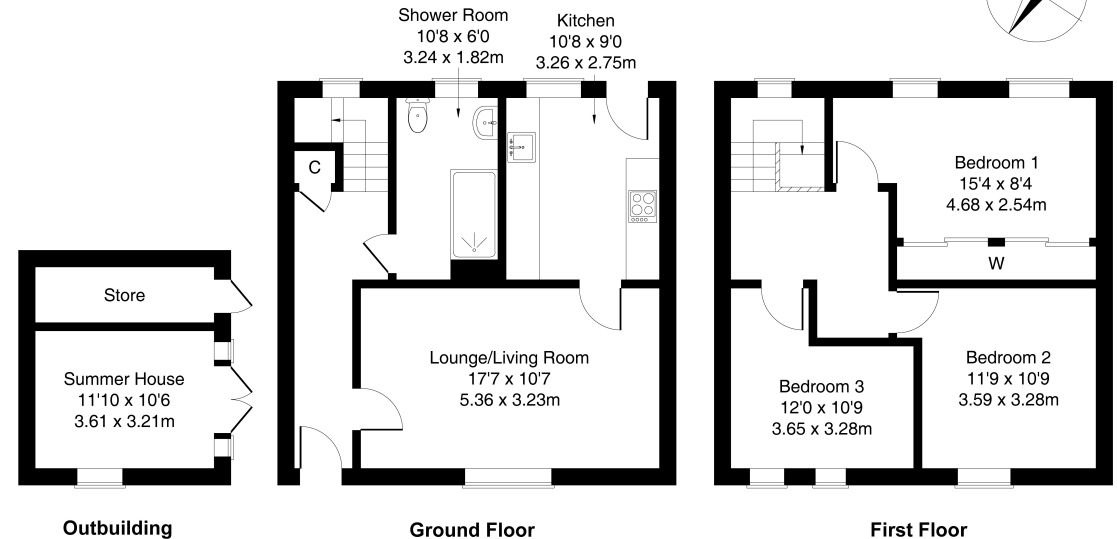
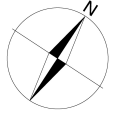
Completing the ground floor, a stylish shower room is fitted with a modern suite, including a large cubicle with a rainfall showerhead, stone effect panelled splash walls, and heated towel rails.

On the upper floor, bedroom one is set to the rear, featuring two windows allowing plentiful natural light, tastefully finished with light decor, carpeted flooring, a wall-mount TV point, and a large fitted wardrobe with mirrored sliding doors. Two further well-presented bedrooms are set to the front, with carpeted flooring and plenty of space for freestanding furnishing.



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Approximate Gross Internal Area: (1066 sq ft - 99 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are

easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.





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