



## 4 Moredunvale Grove, Edinburgh, EH17 7QY

Light & Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Private Gardens

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# Property Description

Light and tastefully presented, three bedroom, mid-terrace house, with private gardens. Located in the popular Moredun area, south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, and a family bathroom.

Features include a fitted kitchen, a modern bathroom suite, and contemporary flooring on both floors. In addition, there is gas central heating, double glazing, and good storage, including a cloak/store for the entrance hall and loft.

Externally, the property benefits from lawns to both aspects, with a paved patio to the front set off-street, while the rear garden features a gate leading to residential street parking.

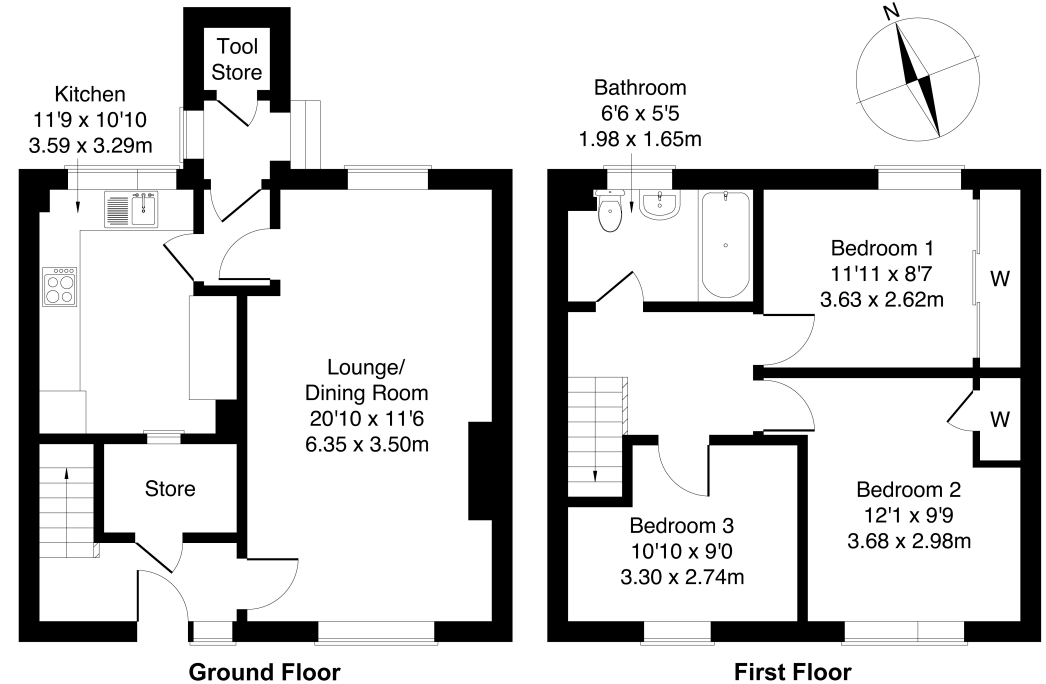
A welcoming entrance hall provides space for outerwear, access to the living room, carpeted stairway, and a cloak store. A generous dual-aspect living/dining room has ample space for lounge and dining furniture, a feature fireplace, wood-effect flooring, and two ceiling light fittings. To the rear, a contemporary kitchen has a door leading to the garden and is fitted with stylish units, marble-effect worktops, a stainless steel sink with drainer, a washing machine, fridge/freezer, and an integrated electric oven with a gas hob and canopy above.

Upstairs, the hallway gives access to three flexible bedrooms, all with wood-effect flooring. Two double bedrooms are set to either aspect, with the front-facing main bedroom featuring a built-in mirrored wardrobe. A third versatile bedroom is set to the front, offering a flexible room. Completing the accommodation, the modern family bathroom is fitted with a three-piece suite, a shower unit over the bath, contemporary wall panelling, and a chrome ladder-style radiator.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



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

# Area Description

Located in the well-established Moredun area, this home benefits from excellent transport links and easy access to the Edinburgh Royal Infirmary. The area is well-served by local shops, supermarkets, and leisure facilities, with Cameron Toll Shopping Centre and Straiton Retail Park a short drive away. There are

frequent public transport links to Edinburgh city centre, while the nearby city bypass offers easy access to surrounding areas. With a mix of green spaces, local amenities, and great connectivity, Moredun is an excellent location for families and commuters alike.





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