



## 90 Moredun Park Gardens, Edinburgh, EH17 7LG

Lightly Presented Two-Bedroom, Semi-Detached Bungalow with Gardens & Driveway

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# Property Description

Light and tastefully presented, two-bedroom, semi-detached bungalow, with gardens and a driveway. Located in a quiet side-street, in the established residential area of Gilmerton, south of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, two double bedrooms, and a family bathroom.

Features include a quality fitted kitchen, a bright bathroom with a fitted suite, gas central heating, and new carpeted flooring. In addition, there is double glazing, a gas fireplace for the lounge, and a loft space offering a possible conversion.

A generous plot incorporated lawns, patios, a store shed, established trees and shrubbery, and a multi-vehicle driveway.

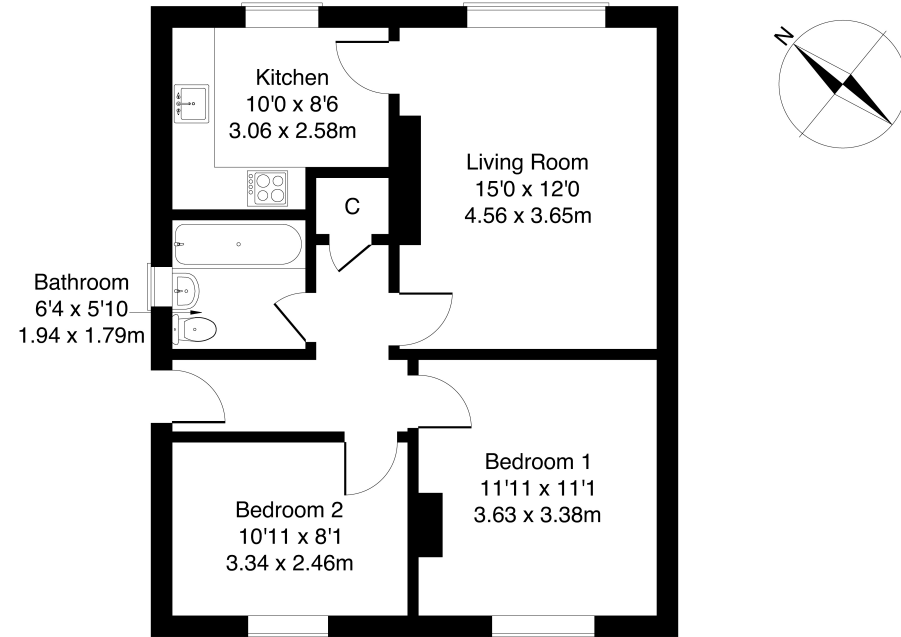
A welcoming entrance leads to all rooms, with the living room positioned at the rear of the property, featuring carpeted flooring, a large window that fills the space with natural light, and a charming fireplace that makes it ideal for both entertaining and relaxing. The living room flows directly into the kitchen, which is finished with wood-effect flooring and fitted with granite-effect countertops, a tiled splashback, a sink with drainer, and integrated appliances including an oven and gas hob with canopy above, plus space for one additional appliance.

At the front of the property are two well-proportioned double bedrooms, both tastefully decorated with carpeted flooring and ample room for standalone furniture. The hallway includes a convenient storage cupboard and leads to the bathroom, which is fitted with a modern three-piece suite comprising a shower over the bath and complemented by panelled tiled walls.



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**Approximate Gross Internal Area: (614 sq ft - 57 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 popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straiton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.







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