



58 Moredun Park Gardens, Gilmerton, Edinburgh, EH17 7LG

Light, Tastefully Presented and Spacious, Three-Bedroom, Semi-Detached Bungalow

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light, tastefully presented and spacious, three-bedroom, semi-detached bungalow, 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, dining/kitchen, conservatory, three double bedrooms, a flexible upper hall, and a family bathroom.

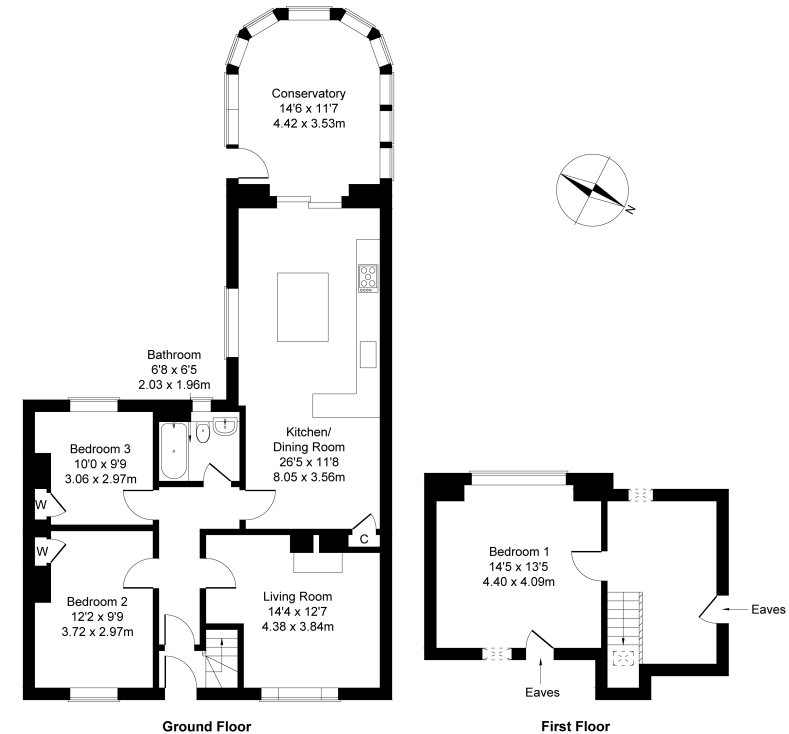
Finished throughout to an exemplary standard, featuring a high-quality fitted kitchen, a stylish modern bathroom and varnished wood flooring. In addition, there is gas central heating, double glazing and good storage provision, including eaves spaces.

A generous rear garden has a lawn, paved patios and two sheds, with power and light. To the front is a driveway and a garden with privacy hedging.

A bright entrance vestibule provides access to the upper floor and leads into a welcoming hallway fitted with varnished wood flooring which continues throughout most of the ground floor. On the right, a front-facing living room, features light, neutral decor and a gas, stove-effect fire, with a wood surround. Set to the rear of the home, a triple-aspect dining kitchen is bright and spacious, with ample room for a family-sized dining table and chairs. A breakfast island is perfect for casual dining, whilst a range of wood-effect units are complemented by dark, stone-effect worktops and stylish, splashback tiling. Appliances include a five-burner range cooker, a Belfast sink, a freestanding fridge/freezer, a washing machine and an integrated dishwasher. Leading off the kitchen, a conservatory, with garden access, provides additional, versatile living space. Completing the ground floor are two double bedrooms, with storage, and a contemporary bathroom, comprising a three-piece suite, a shower-over-bath, vanity storage, tiled splash walls and flooring.

Upstairs, a galleried landing provides flexible home office space, whilst the impressively proportioned main bedroom is accompanied by generous eaves storage.

omov⁸ REAL ESTATE
58 Moredun Park Gardens, Edinburgh, EH17 7LG
Approximate Gross Internal Area: (1335 sq ft - 124 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 Craighour Park Primary and Liberton 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

