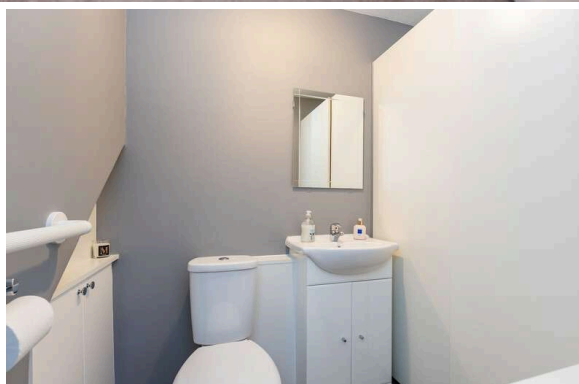




19 Moredunvale Green
GILMERTON | EDINBURGH | EH17 7RB


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Superbly presented three bed mid terraced villa boasting light and spacious family accommodation and a large fully enclosed rear garden, peacefully situated in a child friendly cul-de-sac with great local amenities close at hand.

This lovely home offers spacious, freshly presented accommodation which is ideal for a family, particularly given the off-road setting. The ground floor accommodation comprises a light filled public room with windows front and rear and ample floor space for both seating and dining, a smartly fitted kitchen with plenty of storage space, and a modern WC facility off the entrance hallway. Upstairs you'll find three bedrooms, two of which benefit from built-in wardrobe space, and the family bathroom with white suite and electric over-bath shower. To the front, a low maintenance pebbled garden faces onto a communal grassed area. A generous sized and fully enclosed garden with lawn and patio area is to the rear, where a gate gives access to a residents' parking area.

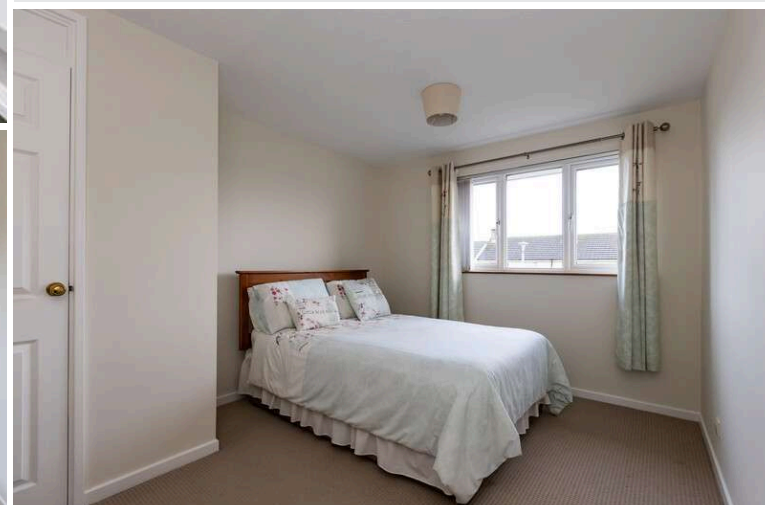
- Dual aspect living/dining room
- Attractively fitted kitchen (2022)
- Entrance and rear hall
- Downstairs WC
- Three bedrooms
- Bathroom with electric shower
- Gas central heating
- Double glazing
- Private gardens front and rear
- Outhouse
- Residents' parking to rear
- Varied local amenities

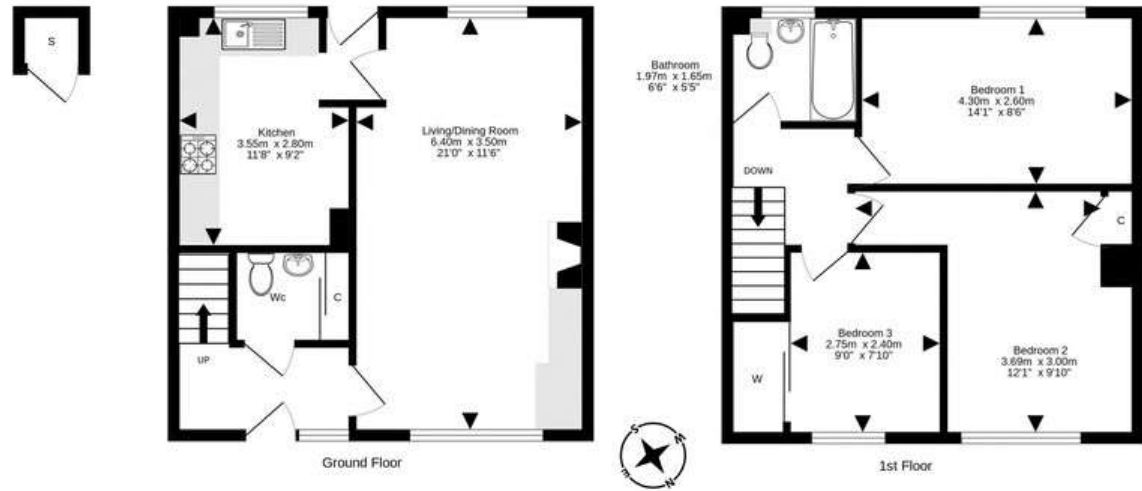
Extras included in the sale are all curtains and blinds, washing machine, fridge freezer, kitchen table and chairs and the garden shed. Other items may be available by separate negotiation. EPC rating C.

PRICE & VIEWING: Please refer to our website, 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 a good range of shopping outlets in the vicinity, mainly small 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.





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