



152 Moredun Park Road, Edinburgh, EH17 7HT

Bright and spacious three-bedroom semi-detached villa with driveway and gardens

URQUHARTS
EDINBURGH



DESCRIPTION

152 Moredun Park Road is a bright and spacious three-bedroom semi-detached family home, in an elevated corner plot with views towards Arthurs Seat, generous private driveway and garden. Situated in the popular Moredun and neighbouring Gilmerton area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; spacious living room / dining room with dual aspect outlook to the front and rear, leading to the kitchen; fitted kitchen with wall and base units and appliances with direct access to the rear patio and garden; three good-sized double bedrooms, all with built-in wardrobes; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Three double bedrooms. Bathroom

Gas central heating. Double glazing. Well-maintained front and rear gardens, with the rear garden mainly laid to lawn with patio area. Generously sized driveway for several cars with unrestricted on-street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Moredun is a popular residential areas lying approximately three miles to the southeast of the city centre, neighbouring Ferniehill, Gilmerton and Liberton. Local shops & services cater for everyday needs, including a Morrisons and Aldi, with Cameron Toll Shopping Centre with a range of high street shops and a Sainsbury's supermarket, and Straiton Retail Park with a variety of larger retail shops including a Marks and Spencer Food Hall only a short drive away. Recreational facilities include Blackford Hill and the Hermitage of Braid for lovely walks, Gracemount Leisure Centre with pool and fitness complex, The Braid Hill Golf Course and driving range, Liberton Golf Course, Craigmillar Park Golf Club and Tower Farm Riding Stables, and The Royal Infirmary of Edinburgh is within easy reach. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached giving quick access to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools include Craighour Park Primary and Liberton High School, St John Vianney RC Primary and Holyrood RC High School with the University of Edinburgh Little France and King's Buildings campuses within short distance.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. Please note the property is being sold as seen and no warranties are being given as to the working condition of any systems or appliances. It will be for the purchaser to satisfy themselves on such matters and the condition of the property generally.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

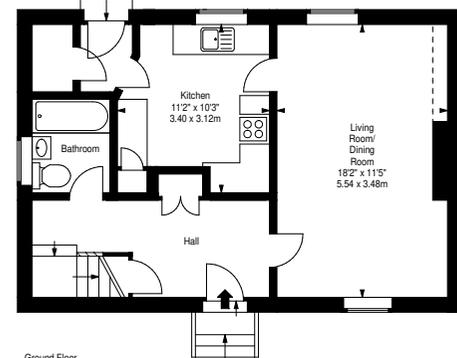
The property has an Energy Rating Category D



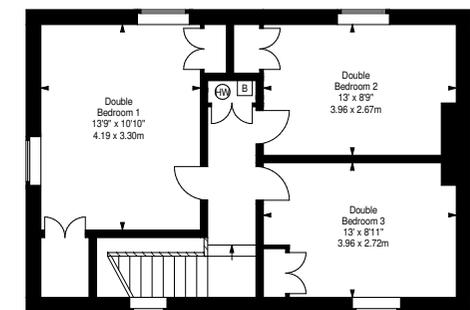
152 Moredun Park Road,
Edinburgh, EH17 7HT



Approx. Gross Internal Area
1022 Sq Ft - 94.94 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor