



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**47 Moredun Park Gardens**  
**Gilmerton, EH17 7JR**



## SEMI- DETACHED BUNGALOW

- Sitting/Dining Room
- Breakfast Kitchen
- Three Double Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Band- E



Situated within a quiet residential area, this stylish extended semi-detached bungalow is located within the sought after location of Gilmerton. The property is close to an abundance of amenities with further specialised shopping available at Cameron Toll a short drive from the property. There is an excellent public transport service which passes close by and travels to the City Centre with the Edinburgh Royal Infirmary a short distance away. The accommodation has been completely renovated by the present owners to a high standard and early viewing is highly recommended. Welcoming entrance hallway, attractive sitting/dining room with feature wooden beams and French doors to the rear garden, modern breakfasting kitchen with appliances, three delightful good sized double bedrooms/one with feature bath and contemporary shower room. There are well maintained landscaped gardens to the front with the rear garden being fully enclosed with decked patio area. A driveway to the front provides off-street parking. The property benefits from gas central heating and double glazing. Included in the sale is floor coverings, curtains, cooker, oven, hob, hood, washing machine, dishwasher, and light shades. The appliances included are sold as seen with no warranty provided.



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Approx. Gross Internal Area  
937 Sq Ft - 87.05 Sq M  
For identification only. Not to scale.  
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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