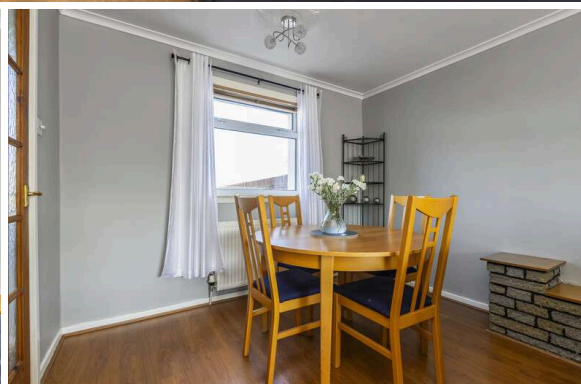
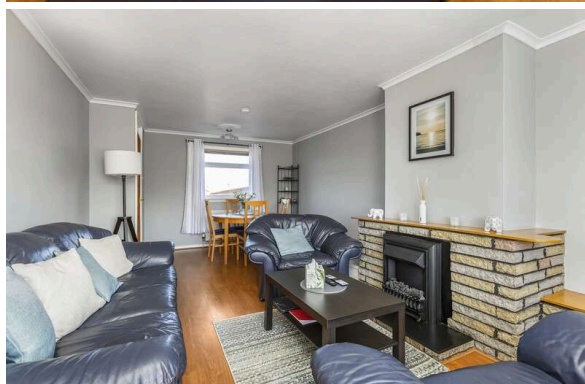




27 Moredunvale View  
GILMERTON | EDINBURGH | EH17 7JS

  
**warners**  
solicitors & estate agents





## 27 Moredunvale View

GILMERTON | EDINBURGH | EH17 7JS

Well maintained terraced villa, set within neat private gardens with an open outlook over park to hills, located in a mature, well established residential area, close to excellent amenities and transport links. This appealing property represents an ideal home for a couple or small family, offering spacious, comfortable and well planned accommodation on two levels. The dual aspect living/dining room is accessed from both the front and rear hallway. The well appointed kitchen is fitted with floor and wall units with space for appliances, and the adjoining rear hall leads directly to the back garden. There are three double bedrooms on the upper floor, a family size shower room with electric shower, vanity sink and wc, and Ramsay ladder access to the floored and insulated attic. The property further benefits from gas central heating, double glazing, ample storage options, fully paved and stepped front garden, driveway to the rear with parking for several cars and unrestricted on street parking.

- Well maintained spacious terraced villa
- Dual aspect living/dining room with open aspect over park
- Fitted kitchen with space for dining
- Three double bedrooms
- Shower room with electric shower and vanity sink
- Ramsay ladder access to floored and insulated attic
- Gas central heating and double glazing
- Fully paved, stepped front garden
- Driveway to the rear with parking for several cars
- Unrestricted on street parking

EPC Rating C.

Extras include all curtains, blinds and fridge/freezer. Other furniture may be available by separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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.





