





14 Moredun Park Gardens, Edinburgh, EH17 7JL

'Spacious semi detached converted bungalow within popular location.'

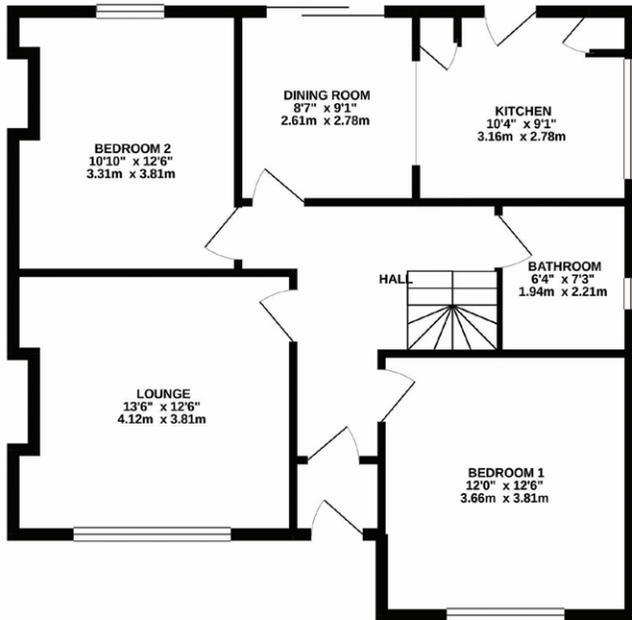
Vestibule, hallway, lounge, dining room with patio doors to rear garden, kitchen, 4 bedrooms and bathroom with shower. Gas central heating and double glazing. Good sized corner plot with gardens to front, side and rear. Driveway leading to garage. Some modernisation and upgrading now required. Excellent potential to create family home.

Moredun Park Gardens lies approximately 4.5 miles South of Princes Street and is well placed for those working within the city centre with a regular bus service available nearby. Alternatively, a number of major access roads including the A7, A1 and A720 Edinburgh City By-Pass allow for ease of commuting outwith the city boundaries. Within the vicinity there are amenities to meet every day needs including localised shops, schools and Cameron Toll Shopping Centre with a number of nearby retail parks more than adequately meeting additional shopping requirements. Leisure facilities are also well provided for by way of public parks, The Royal Commonwealth Pool, The Braid Hills, golf courses, Hillend Ski Slope and the Pentland Hills. It is also worth noting the close proximity to the New Royal Infirmary at Little France.

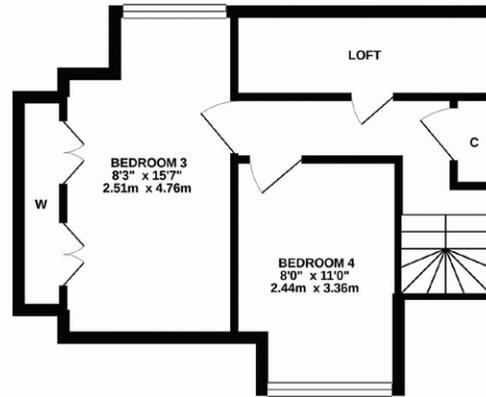
EPC RATING D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2020



Tel: 0131-622 9222
 Fax: 0131 622 7922
 Johnson Legal
 22a Rutland Square
 Edinburgh, EH1 2BB

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

espc

Johnson Legal

