



74 Moredun Park Gardens, Edinburgh, EH17 7LG

Immaculately Presented & Spacious, Two-Bedroom Bungalow, with Gardens & Driveway

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Property Description

Immaculately presented and spacious, this attractive two-bedroom semi-detached bungalow is situated in a quiet residential side street in the popular area of Moredun, south of Edinburgh city centre. The property benefits from well-maintained gardens and a multi-vehicle driveway, while offering bright and stylish accommodation arranged over two levels. Comprises a vestibule, hall, living room, dining room, kitchen, two double bedrooms, an en-suite bathroom, and a ground-floor shower room.

Fully renovated and finished to an exemplary standard throughout, featuring flexible living spaces and professionally landscaped gardens. Highlights include a stylish kitchen with appliances, contemporary bathroom suites, quality flooring, a glass balustrade, and good storage provision. Further features include gas central heating, double glazing, fitted window blinds, modern lighting, and tasteful decor throughout.

Externally, the property boasts a generous plot incorporating synthetic lawns, quality paved patios, a composite patio deck, and the gated multi-vehicle driveway.

A welcoming entrance vestibule opens into the main hallway, providing access to the majority of the ground-floor accommodation and benefiting from a useful storage cupboard. Positioned to the rear of the property, the bright and tastefully finished living room enjoys a southerly-facing aspect, with patio doors opening directly onto the garden and allowing an abundance of natural light to flood the room. Finished in neutral décor and carpeted flooring, the room also features a wall-mounted TV point and twin doors leading through to the dining room, creating a sociable and airy semi-open-plan arrangement.

The generous dining room can be accessed from both the hallway and living room and provides an excellent additional public space. A glass balustrade staircase leads to the upper hall, while attractive wood-effect flooring flows seamlessly through the hallway and into the kitchen. Located to the front of the property and adjoining the dining room, the stylish kitchen is fitted with a range of contemporary units and worktops, complemented by a splashback surround, a sink with drainer and pull-out spray tap, integrated gas hob and oven, as well as a freestanding washing machine and fridge/freezer.

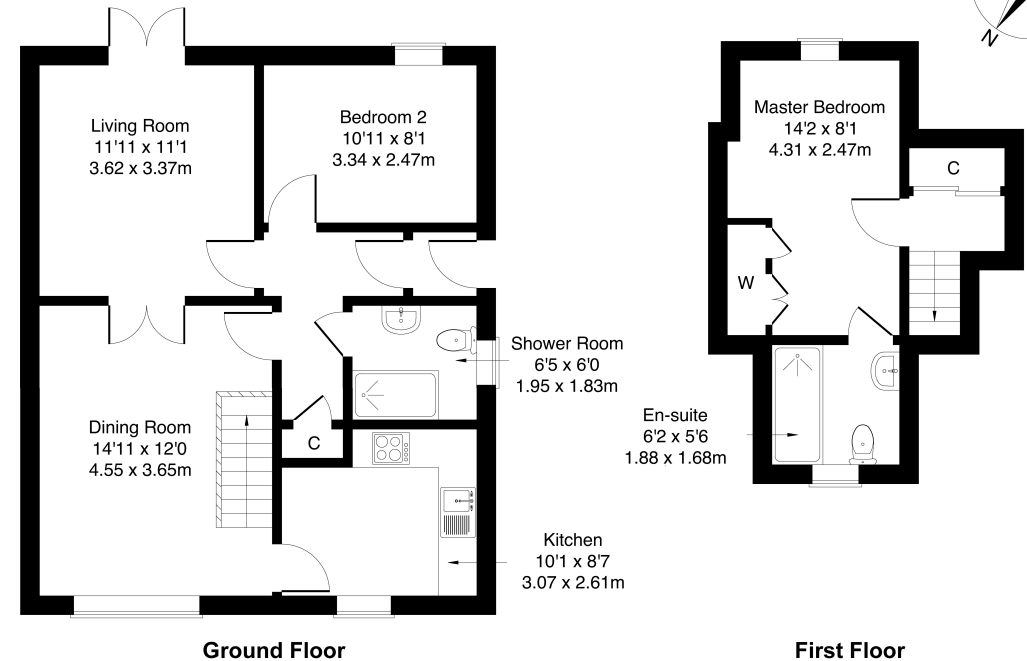
Completing the ground floor is the second bedroom, presented in light décor with carpeted flooring, alongside a contemporary shower room. The stylish suite features a rainfall shower, modern panelled splash walls and a slimline radiator with a towel rail.

The upper floor is dedicated to the master bedroom, creating a private and spacious retreat. The bedroom benefits from a wall-mounted TV point and excellent built-in storage, together with a generous en-suite bathroom. The modern three-piece suite incorporates a bath with a rainfall shower over, a contemporary splash-wall finish and stylish fittings.



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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Moredun is a popular and well-established residential area located to the southeast of the city. It is ideally placed for Edinburgh University and the Royal Infirmary, with schooling options available from nursery through to senior level nearby. The area offers a good range of local facilities, including a Morrisons supermarket on

Gilmerton Road. Nearby Gilmerton provides a variety of small local shops, an Iceland store, banking, Post Office services, healthcare, and schooling. Regular public transport services connect the area to the city centre, the city bypass, and the wider motorway network.





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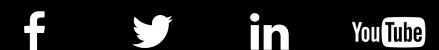
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