

McDougall McQueen
solicitors & estate agents

141 Moredun Park Road, Edinburgh, EH17 7DL

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Welcome

Welcome to Moredun Park Road, an excellent opportunity has arisen to acquire this spacious four-bedroom semi-detached family home, with beautiful views, offering generously proportioned accommodation and particularly impressive outdoor space. One of the property's notable features is the excellent provision of garden grounds, with areas extending to the front, side and rear, providing plenty of outdoor space for relaxation, entertaining and family enjoyment. A private driveway offers convenient off-street parking, with additional on-street parking also available. Offering considerable appeal to families and those seeking a home with generous outdoor space, this property is ideally placed for a range of local amenities and transport links, making it a desirable residential proposition. Early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer

- Reception hallway
- Front facing living room with direct garden access
- Breakfasting kitchen with direct garden access
- Four bedrooms
- Bathroom comprising WC, wash hand basin, bath and shower cubicle
- Attic
- Gas central heating - boiler replaced 2024
- Double glazing
- Views to Arthur's Seat
- Private gardens front, side and rear
- Driveway with further on street parking available















Moredun

Moredun is a popular residential area situated to the south-east of Edinburgh city centre, offering a convenient setting for families and professionals alike. A good range of local amenities can be found nearby, including shops, supermarkets, schools and leisure facilities, with further shopping and recreational opportunities available at Cameron Toll Shopping Centre and Fort Kinnaird. The area benefits from regular public transport services providing access to the city centre and surrounding districts, while convenient road links connect to the Edinburgh City Bypass and wider motorway network. There are also several nearby green spaces and outdoor recreational areas, making this an appealing location for those who enjoy outdoor pursuits



Extras

The kitchen appliances, curtains, blinds and fitted floor coverings ae included.









Get in touch

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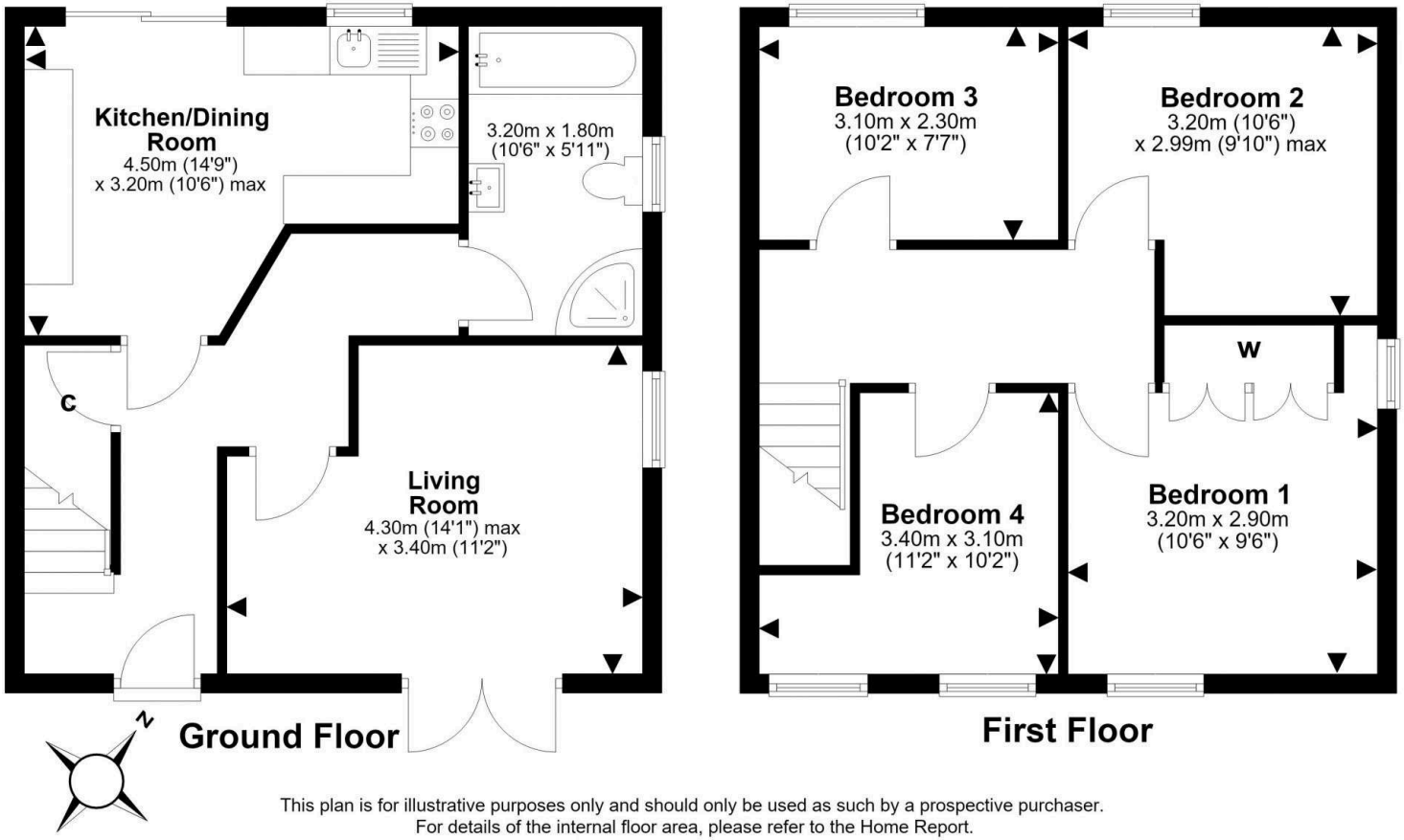
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Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.