

3/5 Moodie Place

GILMERTON | EDINBURGH | EH17 8ZG

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Beautifully presented two-bedroom second-floor flat, forming part of a popular and established modern development in the popular Gilmerton area to the South of the city centre of Edinburgh. Offering bright, spacious accommodation with contemporary finishes throughout, this superb property is an ideal choice for first-time buyers, young professionals, or anyone seeking a move-in-ready home with excellent commuter links and everyday amenities close at hand. The property is accessed via a secure shared entrance and well-kept communal stairwell/lift, leading to a welcoming hallway with two storage cupboards. The property comprises a bright and spacious living room with a Juliet balcony to the front of the building, there is a fully fitted kitchen that currently comprises the gas hob, oven, fan, fridge, freezer, wine rack, boiler cupboard, dishwasher and washing machine. There is also two well-proportioned bedrooms, the master with an en-suite shower room and completing the accommodation is the bathroom with a waterfall shower over the bath and a heated towel rail. Further benefits include gas central heating, double glazing, an attic and externally, the property is set within attractively landscaped communal grounds, with residents parking. Early viewing is highly recommended.

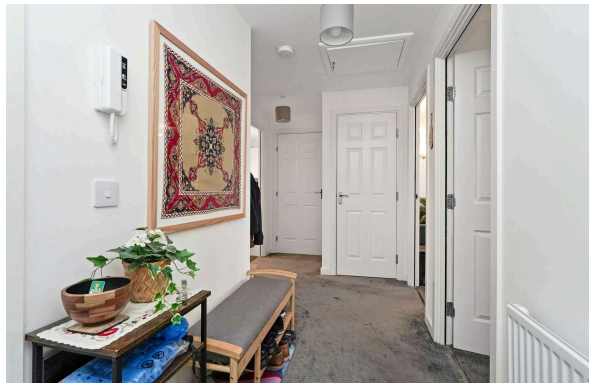
- Beautifully presented second-floor flat in move-in condition
- Spacious living room with Juliet balcony
- Fully fitted kitchen with integrated appliances
- Two well-proportioned bedrooms, one with an en-suite
- Bathroom with waterfall shower over the bath
- Excellent storage throughout, including hallway cupboards
- Gas central heating and double glazing
- Well-maintained shared garden grounds
- Residents' parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of 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, just a five minute drive away. The Royal Infirmary is also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Energy rating B, Council tax band D. There is no factor associated with this property.
Extras included in this sale will be fridge, freezer, oven, dishwasher, and mirror cabinets in bathroom



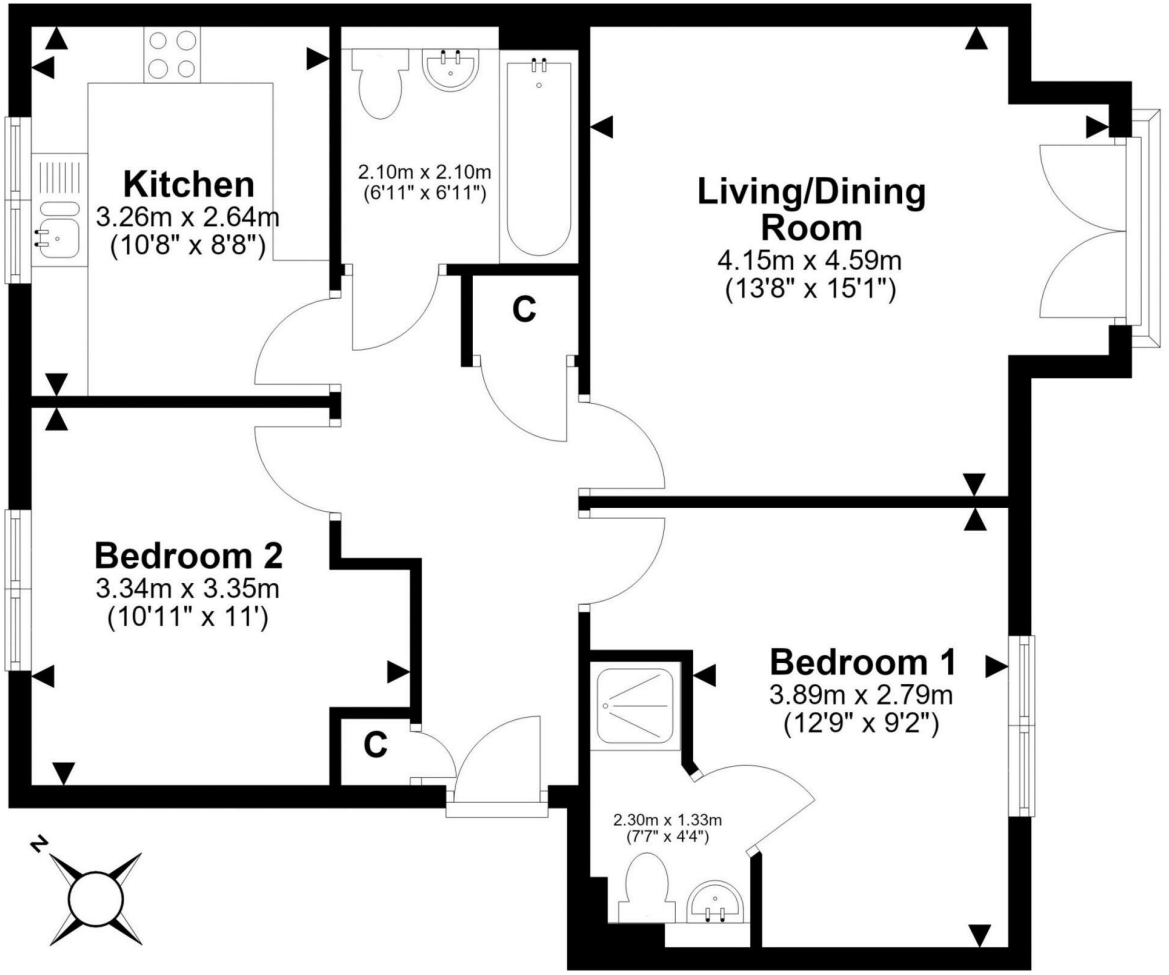












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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