



28, Moredun Park Gardens, EH17 7JP
Offers offer £300,000



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Situated in the sought-after residential area of Gilmerton, this impressive semi-detached home at 28 Moredun Park Gardens offers spacious and beautifully presented accommodation throughout, with three generous double bedrooms and a fantastic south-facing garden.

Upon entering the property, you are welcomed by a large vestibule, providing an excellent entrance space before a second door leads into the welcoming hallway.

Off the hallway is a bright and spacious dual-aspect lounge/dining room, flooded with natural light from windows on two sides. French doors open directly onto the stunning two-level wrap-around south-facing garden, creating an ideal space for both relaxing and entertaining.

The lounge flows seamlessly into the stylish modern kitchen, which has been finished to a high standard and features an attractive breakfast bar.

From the kitchen, there is access to the conservatory, a wonderful additional living space with fantastic views over the beautifully maintained green garden.





Upstairs, the property boasts three well-proportioned double bedrooms and a gorgeous contemporary three-piece family bathroom.

The upper floor has recently been fitted with new carpets, adding a fresh and comfortable feel throughout.

Externally, the property benefits from a private driveway, a single garage, and a large storage shed, providing excellent storage options.







A particular highlight is the open green area directly opposite the house, ensuring an attractive outlook and offering privacy with no properties overlooking the front.

This superb family home combines generous living space, modern finishes, and a desirable location, making it an excellent opportunity for a wide range of buyers.



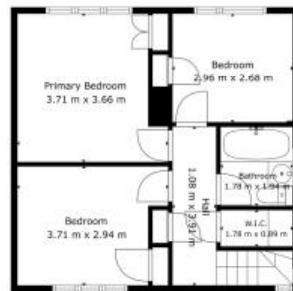
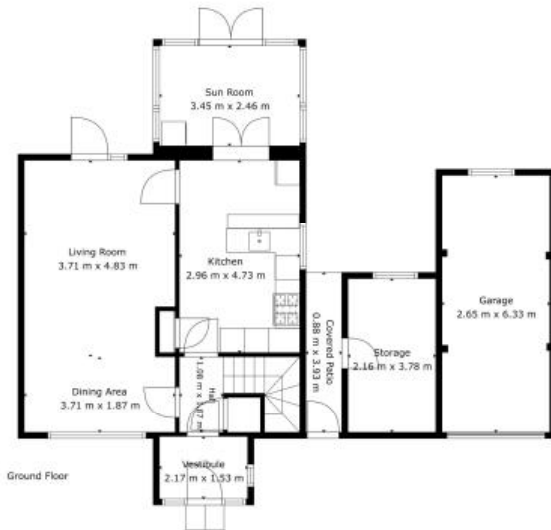




28, Moredun Park Gardens
Edinburgh EH17 7JP

Approx. Gross Internal Area:
1119.45 Sq Ft (104 Sq M)

For identification purposes only. Not to scale.



1st Floor

Situated to the south-east of Edinburgh, Gilmerton is a well-established and popular residential area that offers an excellent balance of suburban living with easy access to the city centre. The area is highly regarded by families and professionals alike, benefiting from a wide range of local amenities including supermarkets, cafés, schools, healthcare facilities, and leisure opportunities. Excellent public transport links provide regular services into Edinburgh city centre, while the nearby city bypass offers convenient access to the motorway network, Edinburgh Airport, and surrounding areas. Residents of Gilmerton also enjoy an abundance of green spaces and recreational facilities nearby, making it an ideal location for those seeking an active outdoor lifestyle. The area combines a peaceful residential setting with all the conveniences of modern living, and its strong sense of community, excellent transport connections, and proximity to both the city and countryside continue to make Gilmerton a highly desirable place to call home.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.