



22 Moredun Park Way

Edinburgh, EH17 7EZ



3 bed



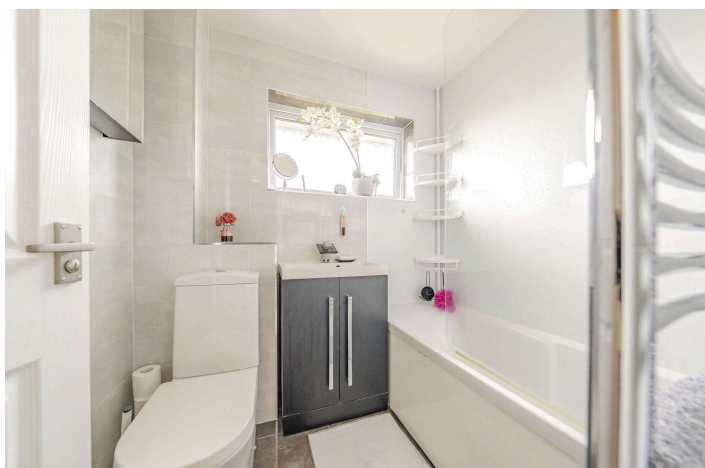
1 public



1 bath



22 Moredun Park Way Is Situated In A Sought After Residential Area Within Easy Commuting Distance Of The City Centre, Offering An Excellent Opportunity For First-time Buyers Or A Growing Family To Step Onto The Property Ladder In A Well-connected Location.



22 MOREDUN PARK WAY

Situated in a popular residential area within easy commuting distance of the city centre, No. 22 offers a fantastic opportunity for first time buyers, professionals, or young families seeking a well-located and move-in-ready home. Inside, this well-proportioned three bedroom property has been tastefully decorated in warm, neutral tones, creating a welcoming atmosphere and providing the perfect backdrop for personal touches. The bright entrance hall leads into a spacious dual-aspect living room, where large windows allow natural light to fill the space. There's ample room for both a cosy lounge area and dining space, ideal for entertaining or relaxing at home. For those looking to open up the layout, there's potential to connect the living room and kitchen to create an airy, open-plan space. The kitchen features modern shaker style units, a built-under oven, electric hob, integrated dishwasher, and space for a washing machine and fridge freezer offering both style and practicality. Upstairs, the three bedrooms include two comfortable doubles and a versatile third room that works perfectly as a home office, study, or nursery. This inviting home is a fantastic option for buyers looking for comfort, flexibility, and a great location.

LOCATION

Moredun Park Way is located in a well-established residential area offering excellent access to both the city centre and the City Bypass. The area benefits from frequent public transport links, with regular bus routes making commuting into central Edinburgh quick and convenient. There are a variety of local amenities nearby, including shops, supermarkets, cafés, and takeaways, with further retail options available at Cameron Toll Shopping Centre and Straiton Retail Park, both just a short drive away. Families are well catered for with several local primary and secondary schools within easy walking distance, including Craighour Park Primary and Liberton High School. Outdoor spaces such as Drum Park and nearby green areas offer great walking routes and recreational opportunities, while golf enthusiasts can enjoy a round at Liberton Golf Club close by. Healthcare needs are also well covered with medical practices and Ellen's Glen House hospital situated nearby.

HIGHLIGHTS

- Schools & family services close at hand
- Great transport links & shopping amenities
- Ideal for First Time Buyers or Downsizers
- Neutral décor throughout.
- Front and Rear gardens
- Gas central heating
- Fully double glazed

EXTERNAL

To the front an enclosed garden mainly laid to lawn offers great privacy from the surroundings thanks to the mature hedge and secured boundary fence. To the rear another mature lawn and patio area create a wonderful space to entertain family and friends, whilst a summer house to the end of the garden provides additional seating or storage. To the rear, a mature lawn and patio area provide the perfect setting for summer barbecues, family gatherings, or simply relaxing in the sun. A charming summer house at the end of the garden adds extra versatility, whether used as a cosy seating area, a home office, or handy outdoor storage.

ACCOMMODATION SUMMARY

Entrance Hallway, Living/Dining Room, Kitchen, Three Bedrooms, Bathroom, Front and Rear Gardens.

SERVICES

Mains gas, water, drainage and electricity

ADDITIONAL INFORMATION

Any fixtures, fittings and floor coverings are included in the sale.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £210,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.