



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**13 MOREDUNVALE LOAN**

Liberton, Edinburgh, EH17 7RJ





This three-bedroom mid-terrace house has a convenient location for families, situated in popular Liberton beside a large public park. It is within easy reach of amenities, transport links, and schools, as well as the local golf club and the Royal Infirmary. The property features bright and airy accommodation and excellent built-in storage. It also has well-kept private gardens, with a large lawn to the front and a landscaped rear garden with a low-maintenance design and a southwest-facing aspect. The property requires cosmetic upgrades and it has wooden floorboards that can be primed or carpeted upon preference.

Extras: an integrated oven, ceramic hob, and fridge/freezer, and a freestanding washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Bright and spacious mid-terrace house
- Desirable location in sought-after Liberton
- Naturally-lit entrance hall with storage
- Large, dual-aspect living and dining room
- Well-appointed, southwest-facing kitchen
- Rear hall with garden access
- Two double bedrooms (one with wardrobes)
- One single bedroom with built-in storage
- 3pc bathroom with an overhead shower
- Well-maintained front and rear gardens
- Private rear driveway for off-street parking





"A THREE-BEDROOM  
MID-TERRACE HOUSE  
OFFERING SPACIOUS  
ACCOMMODATION  
AND A SOUTHWEST-  
FACING GARDEN"



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

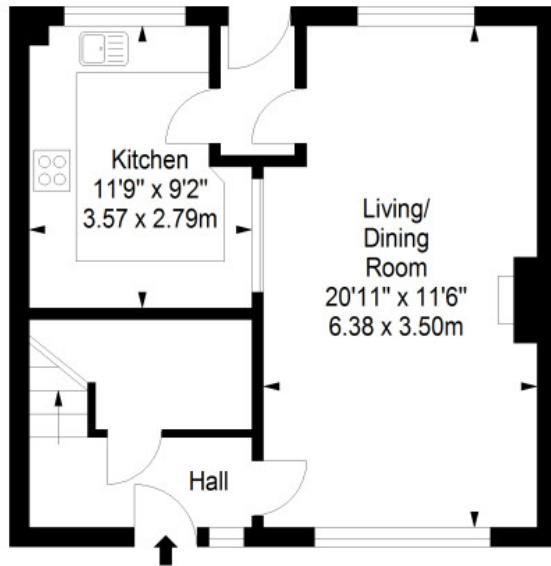


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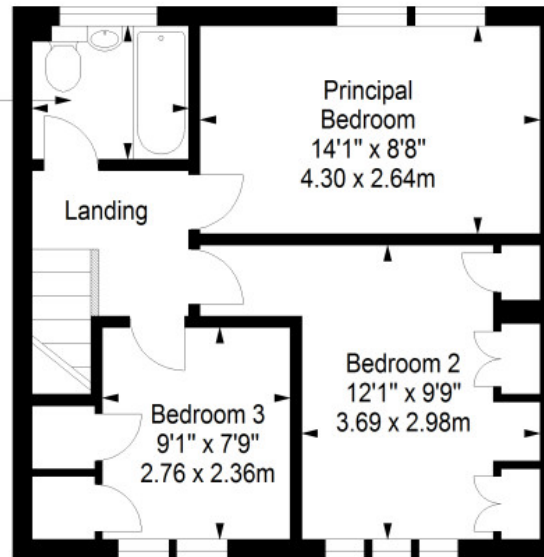
Ground Floor  
Approx. 41.5 sq. metres (446.7 sq. feet)



First Floor  
Approx. 42.5 sq. metres (457.5 sq. feet)



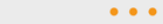
Bathroom  
6'7" x 5'6"  
2.00 x 1.67m



Total area: approx. 84.0 sq. metres (904.2 sq. feet)

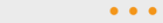
EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



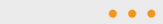
GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



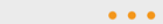
EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008



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