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Gilmerton, Edinburgh
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Property Summary

Welcome to an exceptional three-bedroom semi-detached house which forms part of a sought-after contemporary development in the desirable Gilmerton area of Edinburgh. This home further boasts stylish interior design and modern finishings throughout, ensuring a move-in residence that is completed to very high standards. It also benefits from a generously appointed kitchen, as well as an en-suite, family bathroom, and WC. A private driveway and a family-friendly garden complete the package.

Inside, a hall invites you in, offering the practicality of downstairs storage and a WC. On the right is the living room. Here, striking blue décor creates a sophisticated aesthetic, along with the rich wood-textured floor (found throughout the ground level). It is well-proportioned for lounge furniture and brightly illuminated by a south-facing window.

Features

- A semi-detached house with stylish interiors
- Part of a contemporary development
- Desirable location in popular Gilmerton
- Hall with understairs storage and a WC
- Living room with south-facing aspect
- Modern dining kitchen with French doors
- Utility room with access to the driveway
- Spacious and airy principal bedroom
- Two further bedrooms for added versatility
- Modern 3pc en-suite shower room
- 3pc family bathroom with an overhead shower
- Well-kept front and enclosed rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing
- Solar roof panels to the south-facing front

“...striking blue décor creates a sophisticated aesthetic, along with the rich wood-textured floor...”





Modern dining kitchen with French doors

The dining kitchen is to the rear of the home, sporting a generous range of white cabinets and wood-toned worksurfaces backed by chic splashback tiles. Arranged in an L-shape, it provides practical storage whilst leaving plenty of floorspace for a table and chairs. French doors also extend out into the rear garden for summer barbecues. In addition, there is a neighbouring utility room with access to the driveway. A range of appliances are included (integrated double oven, ceramic hob, and dishwasher, and freestanding fridge/freezer, fridge, and washing machine).





Spacious and airy principal bedroom

Upstairs, the three bedrooms are all beautifully styled and laid with plush carpets, maintaining the high expectations established by the ground floor. The principal suite is a spacious and airy double with a south-facing aspect and a modern three-piece en-suite shower room.

Bedrooms two and three are to the rear, close to the family bathroom which has a fashionable combination of earthy-toned décor and neutral tiling. It is fitted with a white three-piece suite and an overhead shower.







“Two further bedrooms for
added versatility”





Modern 3pc en-suite shower room and a 3pc family bathroom with an overhead shower

The property has gas central heating, double glazing, and solar roof panels to the south-facing front.

Well-kept front and enclosed rear gardens

Outside, a front garden adds to the home's kerb appeal, along with a private driveway that has groundwork sorted to accommodate an EV charger. Meanwhile, the rear garden is enclosed by a high fence for safety, providing a delightful space for families. It features two patio areas for relaxing and dining in the sun, as well as a central lawn that is neatly maintained.

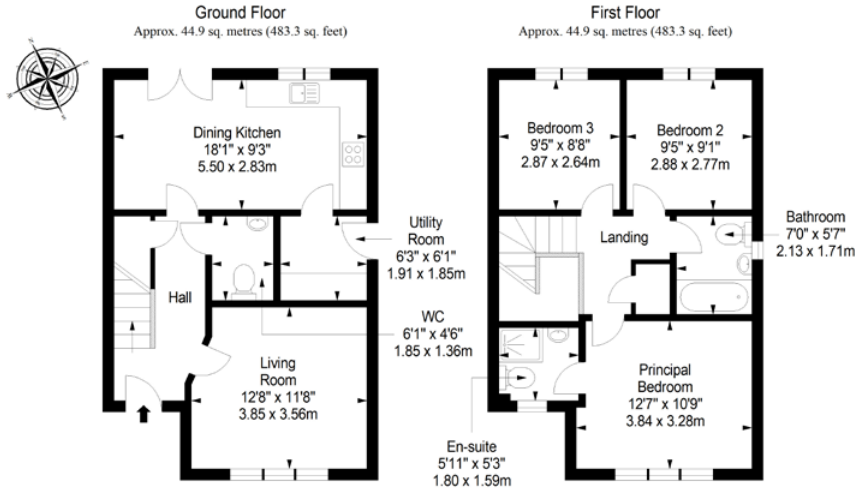




Gilmerton

Gilmerton is a popular city suburb that is located approximately 4 miles from the city centre. It has easy access to the A720 Edinburgh City Bypass, which connects with Scotland's main motorway network. A wide range of local shopping amenities is provided, including major supermarkets, and just a short drive away is Cameron Toll Shopping Centre, offering a more extensive retail experience with a range of high street retailers. Ample recreational facilities can be found within the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families and there are several university buildings in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.

Floorplan



EPC Rating - B | Council tax band - E | Home report Value - £310,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, a fridge, and a washing machine to be included in the sale.

Price & Viewings

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