



Floor 0



Floor 1

Approximate total area⁽¹⁾

995 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DESCRIPTION

Beautifully bright and deceptively spacious, this three-bedroom terraced family home offers a fantastic balance of indoor living space and private outdoor areas, rarely found in similar terraced properties. With a flowing downstairs layout, excellent natural light throughout and a superb sun room opening onto the garden, this is a home perfectly suited to modern family living.

The ground floor flows exceptionally well, creating flexible living and dining areas ideal for both relaxing and entertaining. Positioned just off the kitchen, the sun room provides an excellent additional reception space and creates a seamless connection to the rear garden, perfect for indoor-outdoor dining during the warmer months.

Upstairs, there are three generously sized bedrooms, all benefiting from useful storage and offering flexibility for families, guest accommodation or home working. The family bathroom is fitted with a shower over the bath for added convenience.

One of the standout features of the home is the beautiful front and rear outdoor space, both offering a rare degree of privacy and creating peaceful areas to enjoy throughout the year.

Overall, this is an excellent opportunity to purchase a bright, spacious and well-maintained family home with fantastic living space, private gardens and a highly practical layout in a popular residential location.

- Bright and spacious three-bedroom terraced family home
- Rarely private front and rear garden spaces
- Excellent natural light throughout
- Flowing downstairs layout ideal for modern family living
- Sun room providing additional living and dining space
- Great indoor-outdoor connection to rear garden
- Three well-proportioned bedrooms with good storage
- Family bathroom with shower over bath
- Flexible accommodation for families or home working
- Peaceful outdoor areas ideal for relaxing and entertaining
- Popular and well-connected residential location
- Ideal first home or family purchase



Location

Moredun Park Court is situated within a well-established area of Edinburgh, offering a convenient and well-connected residential setting with a strong sense of community. The area benefits from a good range of local amenities, including nearby supermarkets, cafés and everyday shopping facilities, while larger retail and leisure options can be found at Straiton Retail Park and Cameron Toll Shopping Centre.

The location is ideal for commuters and those working within the city, with excellent public transport links providing easy access into Edinburgh City Centre and surrounding areas. The Edinburgh Royal Infirmary is also within close proximity, making the area particularly attractive for healthcare professionals.

Residents can enjoy a variety of nearby green spaces, including Craigmillar Castle Park and the Braid Hills, offering excellent opportunities for walking, cycling and outdoor recreation. A selection of reputable schools and local services further add to the appeal, making Moredun Park Court both a practical and desirable place to live in south Edinburgh.

