



## Moredun Park Gardens

Edinburgh

EH17 7LJ

Situated within the established residential area of Moredun Park Gardens, this well-proportioned duplex flat offers an attractive buy-to-let investment opportunity with long-term tenants already in situ, providing immediate and reliable rental income.

- Long term tenant with rental income of £875pcm
- Includes White Goods and Inventory Record
- GCH, EPC C
- Safety Certificates all available
- Fantastic investment opportunity
- Council Tax Band B

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The accommodation is arranged over two levels and offers a practical, easily lettable layout that has proven consistently popular with tenants. The property benefits from bright, well-sized rooms and a clear separation between living and sleeping accommodation, enhancing tenant appeal and longevity.

Externally, the property enjoys access to well-maintained communal grounds, with ample on-street parking available.

This is a turnkey investment opportunity in a popular and well-connected Edinburgh location, offering immediate income and long-term capital growth potential.



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Moredun Park Gardens is conveniently located near local amenities including supermarkets, cafés, restaurants, parks, public transport links, and Moredun Medical Centre, with easy access to local schools and community facilities. The area is well served by local amenities, schooling and regular public transport links, with easy access to the City Bypass and Edinburgh city centre, ensuring ongoing rental demand. Green spaces and recreational facilities are also close at hand.

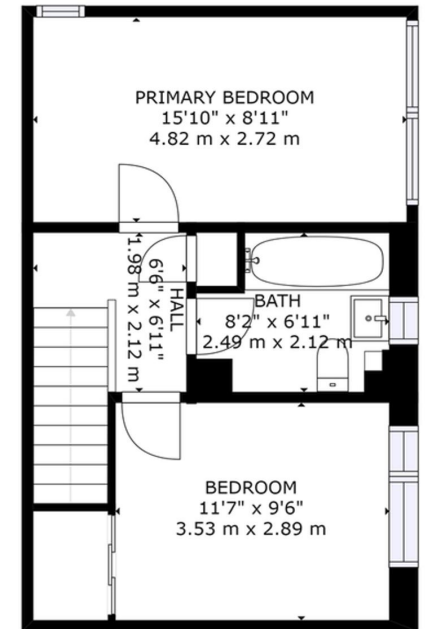
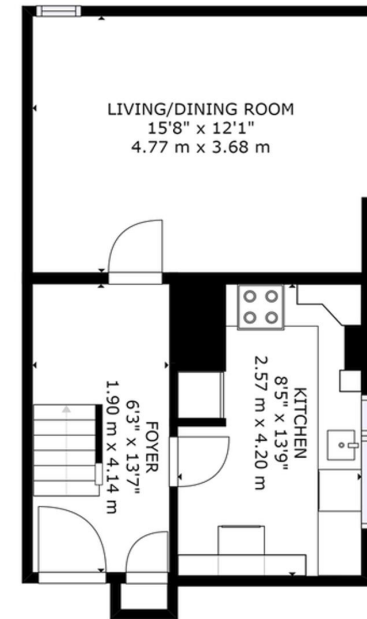
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#### GROSS INTERNAL AREA

111/10 Moredun Park Gardens, EH17 7LJ

Floor 1: 408 sq.ft / 38 m<sup>2</sup>

Floor 2: 403 sq.ft / 37 m<sup>2</sup>

TOTAL: 811 sq. ft/ 75m<sup>2</sup>

#### DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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