



An Immaculate Terraced "Mews" House enjoying a quiet courtyard location just off the main thoroughfare through Gilmerton Village. The property has been tastefully appointed incorporating quality fittings & finishes, to create a comfortable home.

Sittingroom/ Diningroom (door directly onto Garden);Kitchen; Two good bedrooms (one with en suite shower room) & bathroom. Gas CH; Double Glazing; Enclosed & secure garden; Covered Car Port.

Viewing: call 07776 198 960 (agent).

Offers Over £190,000

Location

Gilmerton has a long history, having emerged from coal mining and Limestone quarrying. Nowadays, it is a thriving, village suburb of Edinburgh, the journey into the city centre taking around 20 mins' by car, or one of the regular bus routes serving the area. Shopping is excellent with a good selection of traditional shops within walking distance, as well as several supermarkets within easy reach. The Straiton retail complex is also near at hand as is the fashionable Dobbies Garden Centre. Recreation in the area is really well catered for and Gracemount Leisure Centre is closeby, offering all manner of pursuits including a swimming pool. This part of Edinburgh is renowned for a choice of lovely rural walks.

The Property

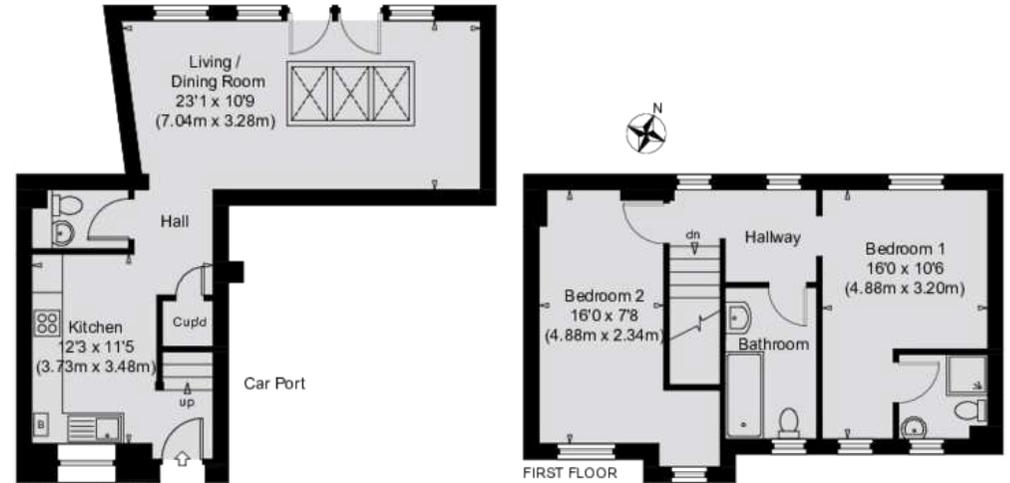
This is a very attractive property. It is a modern "Mews" style home that has been completed to an excellent specification. It has bags of character & charm and gives out a really nice "vibe". It should appeal to those seeking that little bit different from a contemporary modern home. The main public room overlooking the rear garden is very special: it has full sloping ceiling with "Velux" windows and Patio doors. The kitchen and bathrooms are also most appealing. The garden to the rear has been landscaped for ease of maintenance but offers excellent further potential in a secure, enclosed outside space. It is part of a small group of similar dwellings built around this exclusive courtyard.

Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £200,000







Photography and floor plan by **MARKETING SOLUTIONS** 01526115711

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 907 SQ FT / 84.3 SQ M

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