



RALPH SAYER
SOLICITORS & ESTATE AGENTS

29 Limefield

Edinburgh EH17 8PF

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Discover the perfect blend of space and modern living in this beautifully presented end-terrace villa, tucked away in a quiet cul-de-sac off Drum Street in desirable Gilmerton. Boasting a spacious lounge diner with patio doors to a private, leafy garden, a sleek modern kitchen, and two excellent double bedrooms with built-in wardrobes, this property is ideal for comfortable living. Benefit from private parking, front and back gardens, and 'smart' lighting and heating for added convenience. With easy access to the city center and bypass, this Gilmerton gem offers an enviable lifestyle.

Extras: fitted floors, light fittings, curtains, blinds, garden shed, and kitchen appliances (excluding washing machine), to be included in the sale.

Property Summary

- End-of-terrace villa, in quiet cul-de-sac setting
- Spacious lounge diner, with patio doors
- Modern fitted kitchen
- Two double bedrooms with built-in wardrobes
- Stylish three-piece shower room
- Electric heating & double glazing
- Partially floored attic, with Ramsay ladder
- Low maintenance front garden and enclosed rear garden
- Private parking to side of property, plus ample resident park
- EPC Rating - E | Council Tax Band - C







Beautifully
presented, end
of terrace villa,
with excellent
outdoor space





Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 27.3 sq. metres (293.4 sq. feet)

First Floor
Approx. 27.3 sq. metres (293.4 sq. feet)

Total area: approx. 54.5 sq. metres (586.7 sq. feet)

Location

The historic village of Gilmerton, dates back to the 16th century, is now a popular suburb of Edinburgh, lying approximately 4 miles south of the city centre. Ideally located for Edinburgh Royal Infirmary, the University of Edinburgh Medical School and the city by-pass. Excellent local amenities can be found on Drum Street, along with a large Morrisons on Gilmerton Road. More extensive shopping can be found at Cameron Toll or Fort Kinnaird, which also has an Odeon Cinema. Surrounded by countryside, there is a wealth of recreational opportunities, including numerous golf courses. The fabulous East Lothian coastline with its beaches, are also within easy reach.