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40/2, Gilmerton Dykes Road, Edinburgh, EH17 8PG

Bright & Well-Presented, One-Bedroom, Ground Floor Flat

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Property Description

Bright and well-presented, this one-bedroom, ground-floor flat offers a fantastic opportunity for first-time buyers, downsizers, or investors alike.

Located in a popular residential development in the Gilmerton area, south of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom, and a bathroom.

Features include a fitted kitchen with appliances, a bright bathroom, double glazing and electric heating.

Additionally, there are telephone and TV points, contemporary flooring, a secure entry system, and a private residential car park.

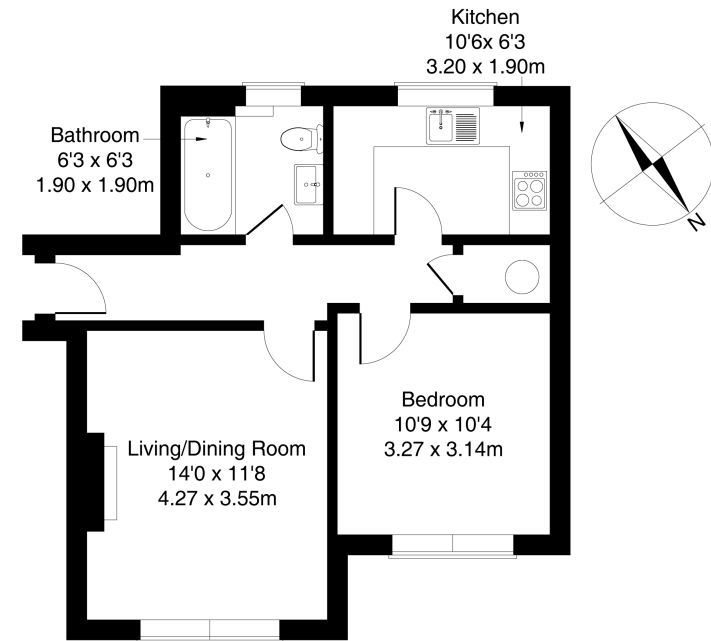
A welcoming entrance hall provides access throughout the property. Positioned to the front, the living room offers a well-proportioned reception space and features laminate flooring, light decor and a fireplace. Set to the rear, the kitchen is fitted with wall and base units, stone-effect worktops, a tiled surround, a sink with a drainer, an integrated oven, an electric hob with a canopy above, and a freestanding washing machine and fridge/freezer.

The double bedroom is generously sized and provides ample space for freestanding furniture, featuring laminate flooring and neutral decor. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (484 sq ft - 45 sq m.)



Ground Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gilmerton is a popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straiton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





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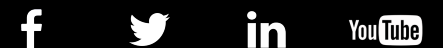
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