



43 Carter Drive,
Edinburgh, EH17 8GR



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43 Carter Drive offers bright and generously proportioned accommodation and is an attractive end-terraced townhouse situated in the highly sought-after Gilmerton area, south of Edinburgh.

Arranged over three levels, the home provides excellent family living space and benefits from gas central heating, double glazing throughout, and private gardens.

The accommodation comprises a welcoming entrance hallway, a convenient ground floor WC with a front-facing window, and a stylish modern kitchen fitted with a range of contemporary wall and base units. Included in the sale are the oven, hob, extractor hood, dishwasher, fridge/freezer, and washing machine. The kitchen flows into a spacious semi-open-plan family dining / living room, featuring a window and French doors that open directly onto the rear garden.

On the first floor, there is a bright front-facing lounge, which could also be used as a 4th bedroom, along with the principal bedroom, which benefits from two double wardrobes and a modern en-suite shower room. The top floor offers two further double bedrooms, one of which includes a double wardrobe and additional storage cupboard. A family bathroom, complete with a shower over the bath, completes the accommodation.

Externally, the fully enclosed rear garden is predominantly laid to lawn and also features a patio area, providing an ideal space for outdoor relaxation and entertaining. Residents also benefit from a communal parking area located to the side of the property.

Early viewing is highly recommended to appreciate the excellent proportions, flexible layout, and overall appeal of this superb family home, set within a modern and popular development.

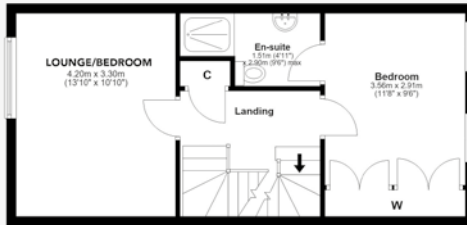
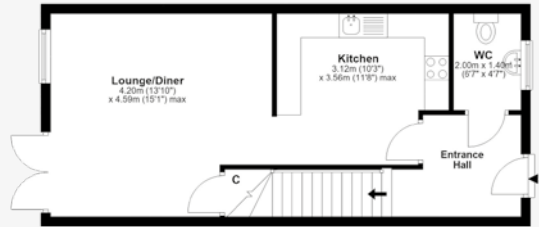
There is a factoring arrangement in place for the upkeep of the common areas within the development. The current factor is Ross & Liddell with a monthly payment of approximately £17.

Area Description

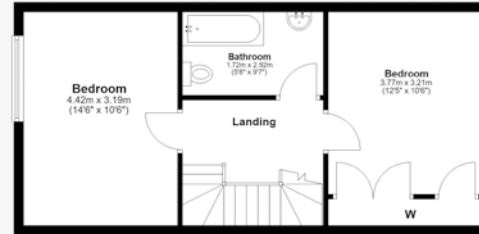
offering an excellent range of local amenities. These include a variety of shops, several supermarkets, regular public transport links, and well-regarded primary and secondary schools, making it an ideal location for families and commuters alike.



Ground floor



First floor



Second floor

Accommodation

Lounge: 4.22m x 3.3m (13'10" x 10'10")
 family/dining room: 4.6m x 4.22m (15'1" x 13'10")
 Kitchen: 3.56m x 3.12m (11'8" x 10'3")
 WC: 2m x 1.4m (6'7" x 4'7")

Bedroom 1: 3.56m x 2.9m (11'8" x 9'6")
 En suite shower room: 2.9m x 1.5m (9'6" x 4'11")
 Bedroom 2: 4.42m x 3.2m (14'6" x 10'6")
 Bedroom 3: 3.78m x 3.2m (12'5" x 10'6")
 Bathroom: 2.92m x 1.73m (9'7" x 5'8")

Note

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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