



17 Gilmerton Dykes Terrace
GILMERTON | EDINBURGH | EH17 8LU

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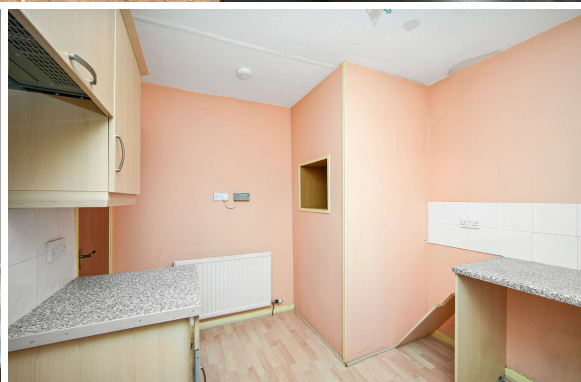
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Set on a quiet street in the heart of Gilmerton, moments from the Royal Infirmary, excellent amenities and quick transport links is this spacious two-bedroom upper villa. Boasting a large back garden and front driveway, pleasant outlooks, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hall, spacious living room with gas fire and fireplace, kitchen with ample storage cupboards, two bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath. Externally the enclosed rear garden is mainly laid to lawn and there is a front driveway giving off-street parking.

- Two-Bedroom Upper Villa
- Spacious living room
- Kitchen
- Front driveway and rear garden
- Two bedrooms
- Bathroom with shower over the bath
- Gas central heating and Double glazing

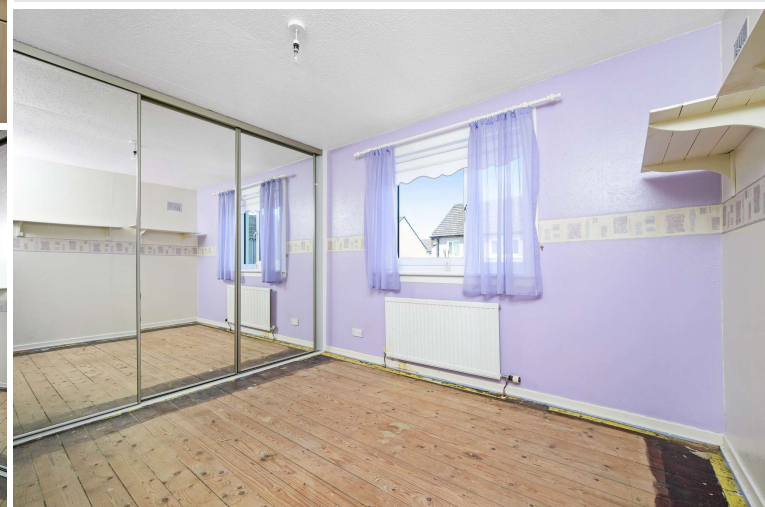
Energy rating D. Council Tax Band B.

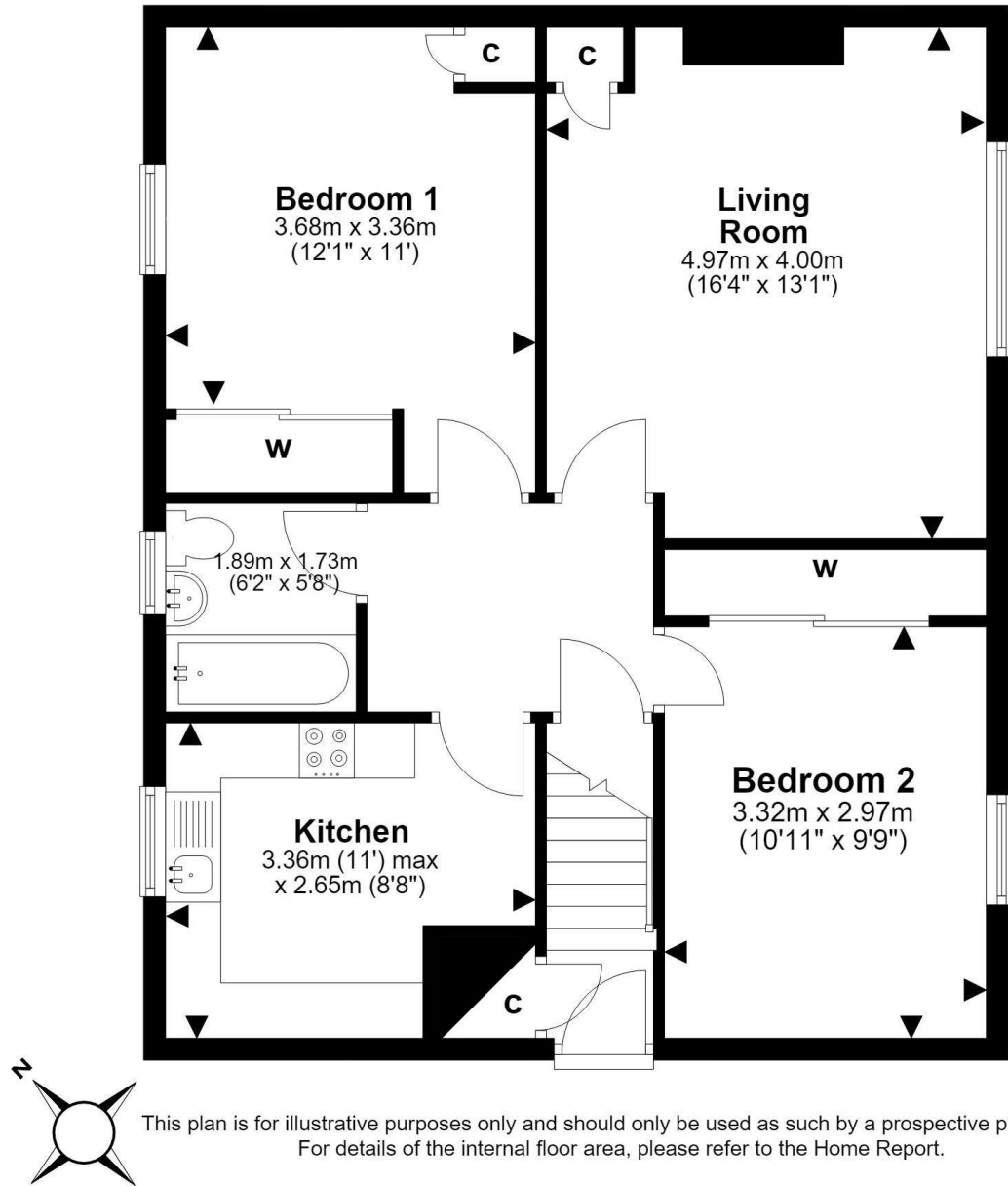


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity, mainly specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes including the Bypass, M8 and M9 are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary hospital as it is conveniently close.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.