

GILMERTON

145 GILMERTON DYKES AVENUE
EH17 8LR



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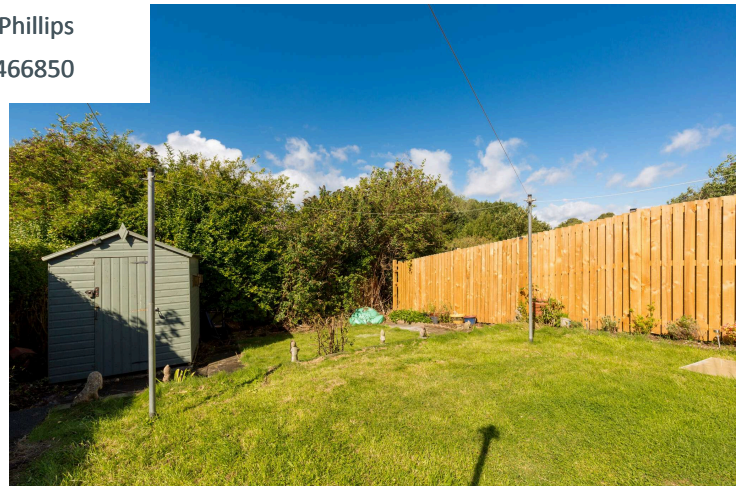
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EPC RATING: C

OFFERS OVER £215,000

PROPERTY DESCRIPTION

- Hallway with understairs storage & staircase to upper level
- Beautifully presented front sitting room with feature open fireplace
- Great kitchen/breakfast room with wide array of shaker style fitted units, wooden worktops appliances and feature tiling, with direct access to rear garden
- Contemporary shower room with tongue & groove panelling, walk in shower, vanity sink unit, wc & heated towel rail
- Principal bedroom with good range of fitted wardrobes
- Two further double bedrooms
- Gas central heating from combi boiler located in upstairs bedroom cupboard (upated 2018)
- Upvc double glazed windows
- Driveway to front with lawned front garden surrounded by hedging
- Well established rear garden with patio area, ideal for entertaining, two lawns and a greenhouse



VIEWING

Sat 3-4pm or pls call

Jardine Phillips

0131 4466850



IMMACULATELY PRESENTED THREE BED SEMI DETACHED HOUSE WITH FAR REACHING VIEWS, DRIVEWAY AND FRONT & REAR GARDENS

This superb property would make a wonderful family home, perfect for professionals or those working at the Royal Infirmary. The well maintained accommodation comprises a comfortable sitting room, a kitchen/breakfast room with beautiful shaker style kitchen, a contemporary shower room downstairs with three good sized bedrooms upstairs. To top it off, there is off street parking to the front, with private front & rear gardens. The house is located in this popular residential area, with great local shopping facilities and easy access to

AREA

Gilmerton is a popular area in the south of the city which is mainly residential but with a range of local shops, including an Aldi & Morrisons. Further amenities are available in Cameron Toll Shopping Centre, Straiton Retail Park or Fort Kinnaird, which provide a wide range of supermarkets and other retail outlets. The area has reputable state schools at primary & secondary level and the property is in the catchment for Gilmerton & St John Vianney RC Primary Schools and Liberton & Holy Rood RC High Schools. Also ideally located for Edinburgh University and the Royal Infirmary. There are great outdoor spaces in the area including Ellen's Glen, Burdiehouse Burn, Liberton Public Park and the Braid Hills, together with a good range of golf clubs & leisure facilities. Regular bus services run nearby with convenient travel links to the city centre. There is also very easy access onto the city bypass and the motorway network beyond.

EXTRAS

The light fittings, gas hob, oven, dishwasher, washing machine and shed are included in the sale.

HOME REPORT VALUATION

£220,000

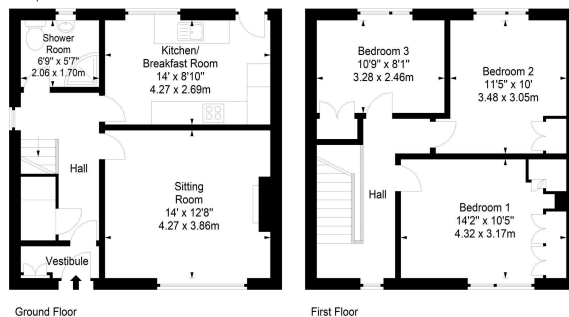


Sitting room	14' x 12'8 (4.27 x 3.86m)
Kitchen/breakfast room	14' x 8'10 (4.27 x 2.69m)
Shower room	6'9 x 5'7 (2.06 x 1.70m)
Bedroom 1	14'2 x 10'5 (4.32 x 3.17m)
Bedroom 2	11'5 x 10' (3.48 x 3.05m)
Bedroom 3	10'9 x 8'1 (3.28 x 2.46m)

Gilmerton Dykes Avenue,
Edinburgh, EH17 8LR



Approx. Gross Internal Area
974 Sq Ft - 90.48 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

