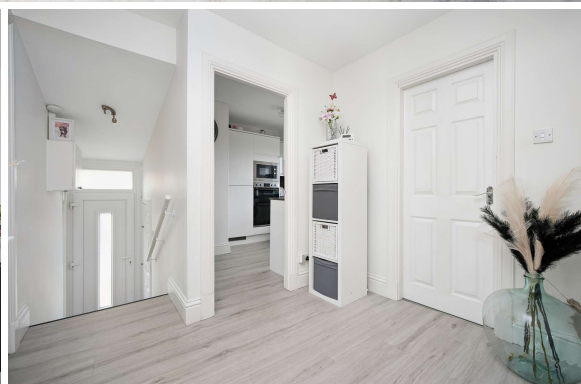




9 Gilmerton Dykes Crescent
GILMERTON | EDINBURGH | EH17 8JT


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this extremely well presented two-bedroom upper villa boasting a large rear garden with garden room and partially floored attic in the popular residential area of Gilmerton, around five miles to the South of Edinburgh's city centre. This well-presented home is sure to appeal to a variety of buyers and so early viewing is highly recommended.

The property comprises a bright and spacious living room with attractive twin windows and dining area, a fully fitted Kitchen currently comprising fridge/freezer, induction hob, double oven and fan, built in microwave, washing machine and dishwasher. There are two well-proportioned bedrooms both with built in storage and completing the accommodation is the stylish bathroom with waterfall shower over the bath and a heated towel rail. Externally there is a large, landscaped rear garden with an impressive garden room with power and ample on-street parking.

- Two-bedroom upper villa in sought after area
- Easy access to public transport links
- Spacious living room with dining area
- Fully fitted Kitchen
- Stylish bathroom with waterfall shower over the bath
- Two well-proportioned bedrooms with built in storage
- Partially floored Attic
- Landscaped rear garden with impressive garden room
- On-street parking

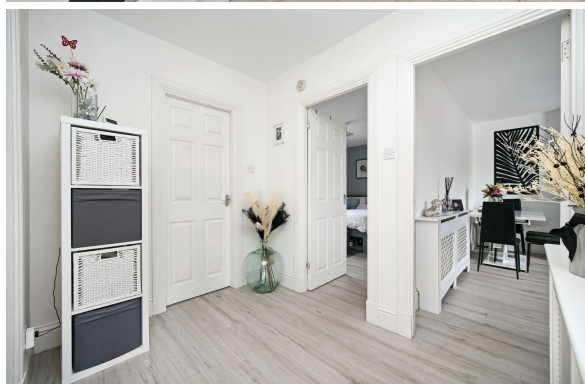
Energy Rating C, Council Tax Band B.

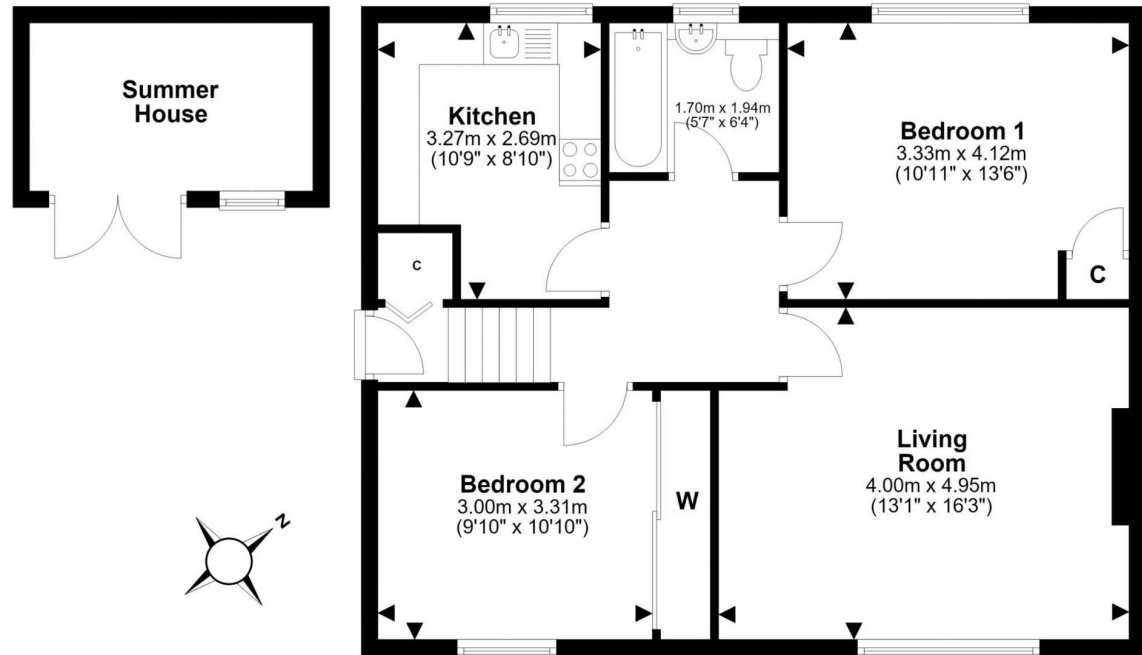
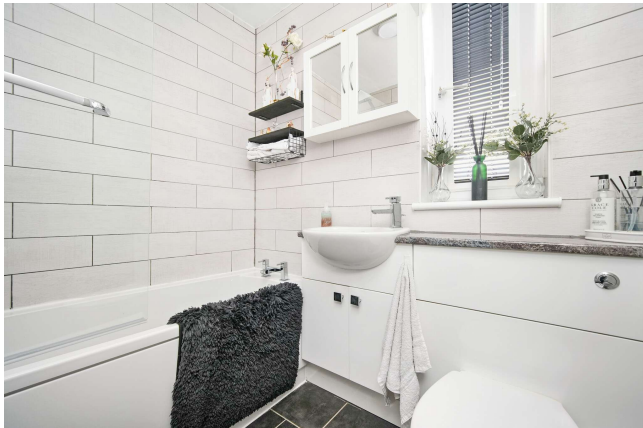
All fixtures, fittings, blinds, radiator covers, integrated appliances, wardrobes and the washing machine are included in the sale.

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 a good range of shopping outlets in the vicinity, mainly small 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 M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





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.