



5 Cove Crescent
GILMERTON | EDINBURGH | EH17 8GY


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solicitors & estate agents





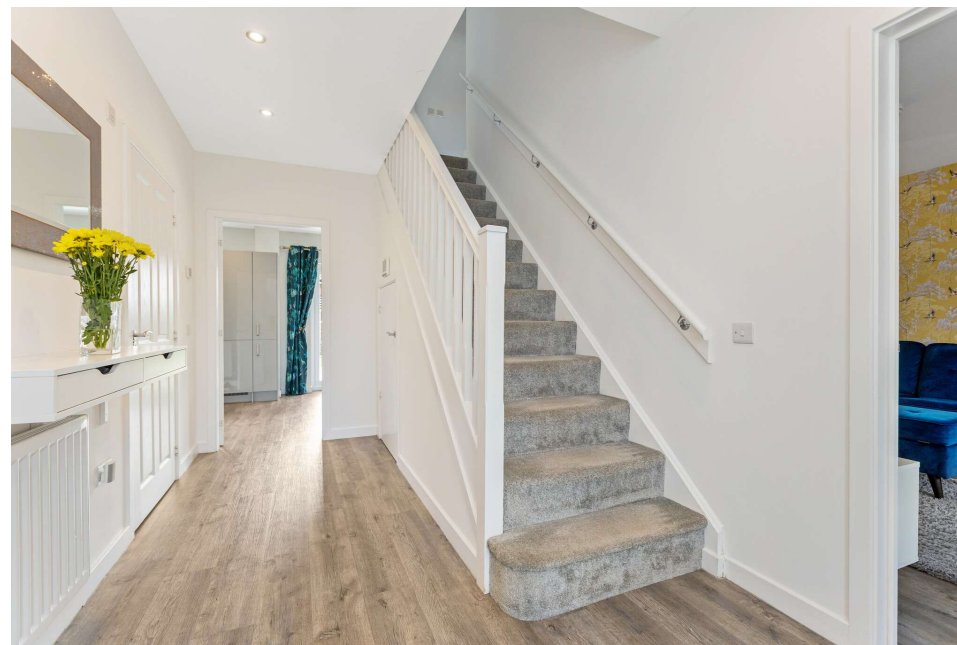
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Warners are delighted to present this beautifully presented four-bedroom detached family home, quietly positioned within a modern development in the popular Gilmerton area of Edinburgh. Offering generous and versatile accommodation over two levels, this impressive property is ideally suited to modern family living and is presented in excellent condition throughout. The ground floor opens into a welcoming hallway with useful storage and access to the principal living accommodation. The spacious living room is a particularly appealing reception space, featuring a striking bay window which floods the room with natural light and a stylish feature wall creating an attractive focal point. Double doors provide a pleasant connection through to the impressive kitchen/dining/family room, creating an excellent flow between the main living spaces. The kitchen/dining/family room is undoubtedly one of the highlights of the home, offering an excellent contemporary space for both family life and entertaining. The kitchen is fitted with a generous range of modern wall and base units, integrated appliances and complementary worktops, with the added benefit of cabinet and kickboard lighting. Alongside ample space for a dining table, there is also plenty of room for a comfortable family chill-out area, making this a wonderfully versatile room for relaxing, entertaining and everyday family life. A useful separate utility room provides additional storage and space for laundry appliances, while a versatile study/fifth bedroom offers excellent flexibility and could easily be used as a home office, guest room or additional family space. A convenient WC completes the ground floor. Upstairs, the property provides four well-proportioned double bedrooms, with the generous principal bedroom benefiting from fitted storage and a stylish en-suite shower room. A second double bedroom also benefits from its own en-suite shower room, providing an excellent level of convenience for family members or guests. The remaining two bedrooms are both well-proportioned and offer superb flexibility for children, guests or home working. The family bathroom is finished with a stylish three-piece suite incorporating a shower over the bath, providing a practical and attractive space for busy family life. Externally, the property continues to impress with a fully enclosed rear garden, thoughtfully designed for both relaxation and entertaining. The garden features a good-sized porcelain patio, artificial lawn and a particularly appealing raised covered decking area, providing a sheltered spot to sit and enjoy the garden throughout the year. The front of the property benefits from a private driveway providing off-street parking and access to the detached single garage and electric car charging point.

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





Further benefits include gas central heating and double glazing. The property also has a partially floored attic with Ramsay ladder access, providing useful additional storage space. Overall, this is a superb family home which combines generous accommodation with stylish interiors and excellent outdoor space, while offering the flexibility and practicality required for modern family living.

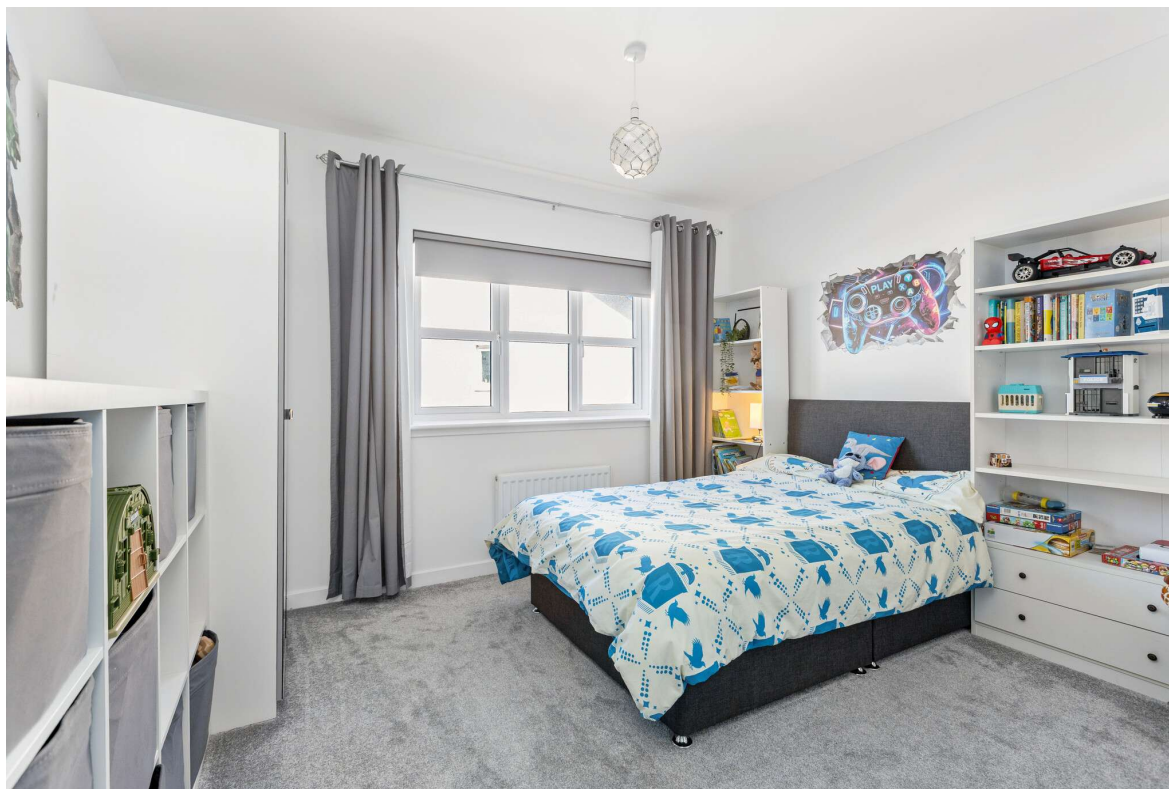
Main Accommodation

- Welcoming Hallway with WC
- Bay windowed Livingroom
- Contemporary Kitchen/Dining/Family Room
- Utility Room
- Study/Fifth Bedroom
- Principal Bedroom with En-suite Shower Room
- Second Double Bedroom with En-suite Shower Room
- Two Further Double Bedrooms

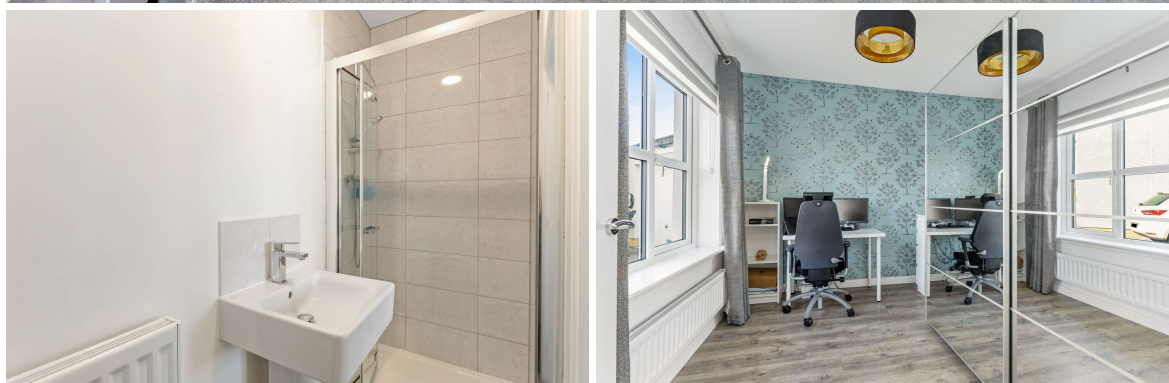
- Modern family Bathroom with Shower over Bath
- Partially Floored Attic with Ramsay Ladder Access
- Private Driveway and electric vehicle charging point
- Detached Single Garage
- Landscaped Low Maintenance Front and Rear Gardens
- Gas Central Heating and Double Glazing

Integrated kitchen appliances including hob, fridge/freezer & dishwasher will be included in the sale along with double oven, blinds and large mirrored wardrobe in office. Washing machine, tumble dryer, TV wall brackets and lampshades will not be included in the sale of the property.

EPC: CT: Factoring: Ross & Liddell Approx. £206 P/A.



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 Bypass, 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.

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