



29 Carter Drive
GILMERTON | EDINBURGH | EH17 8GR


warners
solicitors & estate agents



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Most appealing mid terraced villa offering exceptionally well presented accommodation ideal for a family, quietly situated on a sought after modern development close to open countryside and within easy reach of local schools, amenities, the city bypass and Straiton Retail Park.

Viewing is highly recommended to appreciate this ready to move into home.

Living space -

- Entrance vestibule
- Comfortable living room with on trend decor
- Stylish fitted kitchen with space for dining and French doors to garden
- Principal bedroom benefiting from built-in wardrobes and
- En-suite shower-room
- Two further bedrooms
- Family bathroom
- Downstairs WC located off inner hallway

Features -

- Gas central heating
- Double glazing
- Excellent cupboard storage
- Hatch to loft space
- Lovely wooden flooring downstairs
- Neutral tone carpeting on upper floor

External -

- Fully enclosed and well screened rear garden, safe for young children or pets, including lawn, decking and patio areas for sitting out, plus a garden shed
- Small private area to front
- Residents parking within development
- Convenient for great transport links

Energy Rating B, Council Tax Band E

Factor fees are approximately £205 annually to Ross & Liddell which can be paid however you choose e.g. monthly, quarterly or annually.

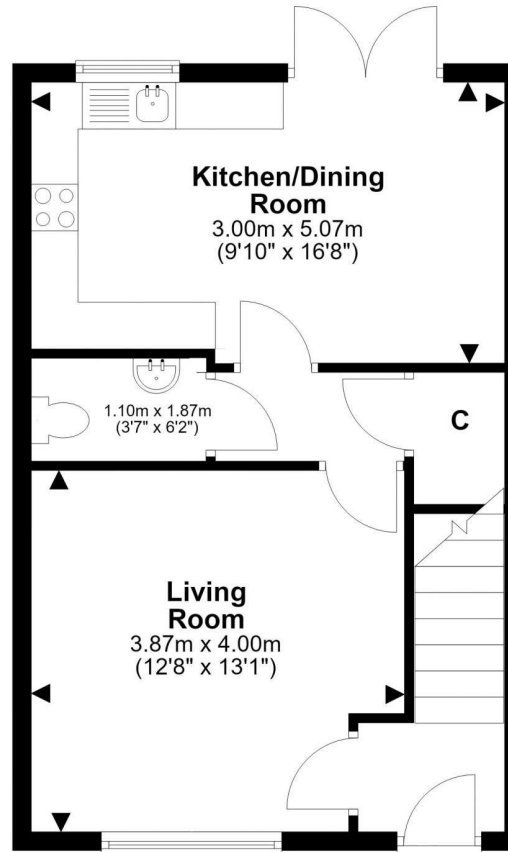
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings (excluding the light fittings in the living room and upstairs hallway, which will be replaced with standard fittings) and integrated appliances are included in the sale.

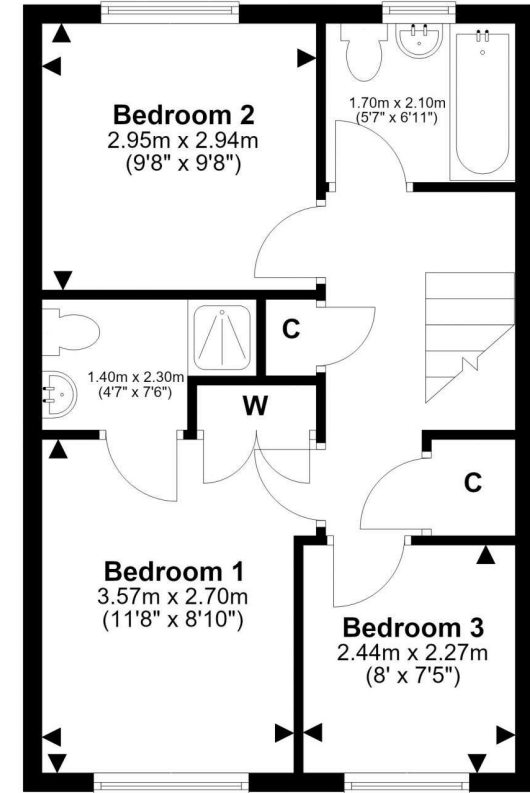
The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both 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.





Ground Floor

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.



First Floor