



4 Gilmerton Dykes Street
GILMERTON | EDINBURGH | EH17 8JD


warners
solicitors & estate agents



4 Gilmerton Dykes Street

GILMERTON | EDINBURGH | EH17 8JD

Set in the heart of Gilmerton, moments from excellent amenities, quick transport links, the Royal Infirmary and vast open green spaces is this spacious semi-detached house. Boasting a front and South facing rear gardens, gas central heating and double glazing this property has the potential to make an ideal home in a highly sought-after location.

The accommodation on the ground level comprises a welcoming entrance hallway, a bright lounge with picture window and feature fireplace and a dining kitchen with generous dining space and garden access.. the upper level enjoys two well-proportioned double bedrooms (both with built-in wardrobes) and the home is completed by a large shower room. Externally the secluded South facing rear garden has colourful plants, shrubs and flowers, an area laid to lawn and a paved section ideal for al fresco dining.

- Semi-detached house in well-connected area
- South facing rear garden and front garden
- Welcoming hallway
- Bright lounge with feature fireplace
- Dining kitchen with dining space
- two well-proportioned double bedrooms
- Stylish shower room
- Gas central heating
- Double glazing

Energy Rating C, Council Tax Band B.

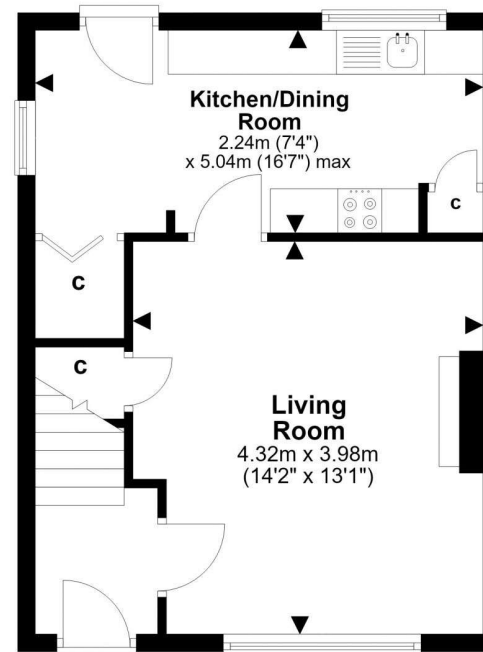
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



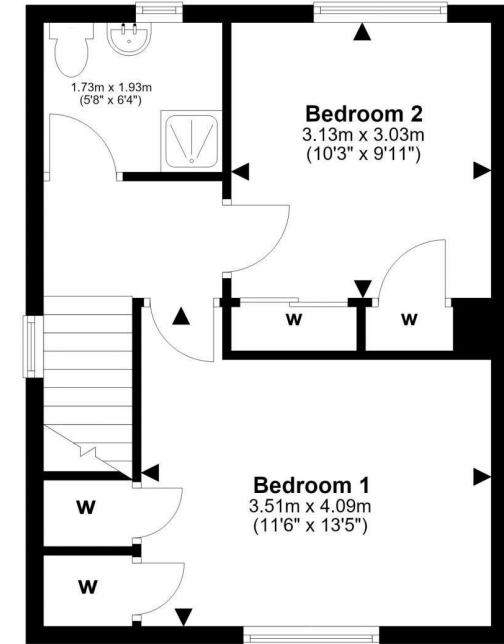
All fixtures, fittings, curtains, blinds, kitchen appliances and bedroom furniture will be included in the sale.

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 M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor



First 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.