

12 Bain Rigg, Gilmerton, Edinburgh, EH17 8YS



Description

Immaculately presented three bedroom semi-detached villa occupying a quiet setting on a popular development enjoying an extremely convenient location, well placed for a good range of amenities and excellent road links to the city centre and the bypass. This exceptional home is offered to the market in pristine order throughout having been finished to a high standard and provides beautifully proportioned and light filled living space which comes complete with an enclosed rear garden which has been sympathetically landscaped and makes an ideal space for summer relaxation and outside entertaining.

Features

- Contemporary semi-detached home within a popular modern development
- Offering immaculately presented living space with high spec finishes
- Close to good local amenities and easy access to city centre and bypass
- Well-equipped kitchen with a full complement of integrated appliances and French doors opening onto rear
- Master bedroom with stylish wet room
- Two further bedrooms
- Main bathroom featuring a luxurious white suite with shower
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Attic storage
- Stunning rear garden featuring a custom built seating area
- Driveway

Extras

The fitted carpets, blinds, curtains, light fittings, oven, hob, dishwasher, washing machine and fridge/freezer are included.

Factor

The development is factored by Ross & Liddell for approx. £43 per quarter according to the vendor. This includes maintenance of communal areas.

EPC Rating: B

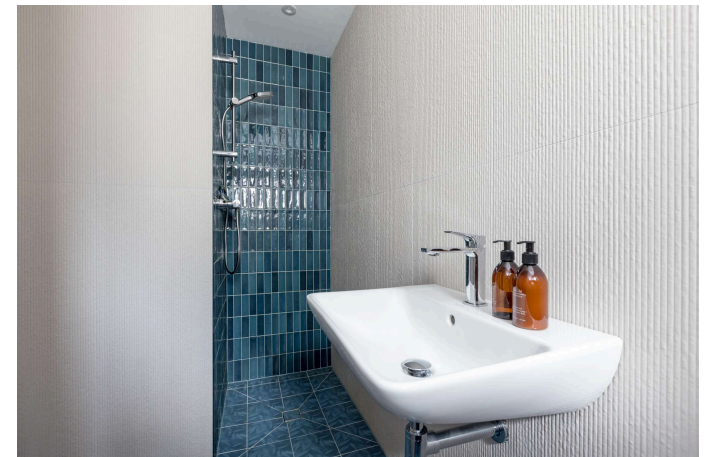


Location

Lying four miles south-east of Edinburgh's City Centre, Gilmerton is a popular area for families. One of its attractions is its proximity to green open spaces, with the property only a short walk from the Ferniehill Community Park, and the beautiful Dalkeith Country Park which houses the fantastic Fort Douglas Adventure Park, shopping emporium, courtyard, and café, a ten-minute drive. The Little France Park and The Innocent Railway Cycle Path are both within close proximity. There are a variety of golf courses in the locale including The Braid Hills Golf Club and Liberton Golf Club. Gracemount Leisure Centre with its swimming pool, state-of-the-art gym, and fitness classes is a short car journey as is Midlothian Snowsports Centre which boasts skiing, snowboarding, and tubing. Daily shopping needs are met by a Co-op, Lidl, and Aldi supermarket and nearby Cameron Toll Shopping Centre and Straiton Retail Park house well-known high street names. Edinburgh Royal Infirmary is less than a five-minute drive from the property. Ferrier Medway lies in the catchment area for Gilmerton Primary School and Liberton High School with private schooling options all very accessible. Regular bus services take you swiftly into Edinburgh City Centre, and the City Bypass connecting to Scotland's motorway network and Edinburgh Airport is within easy reach.

Price and Viewing

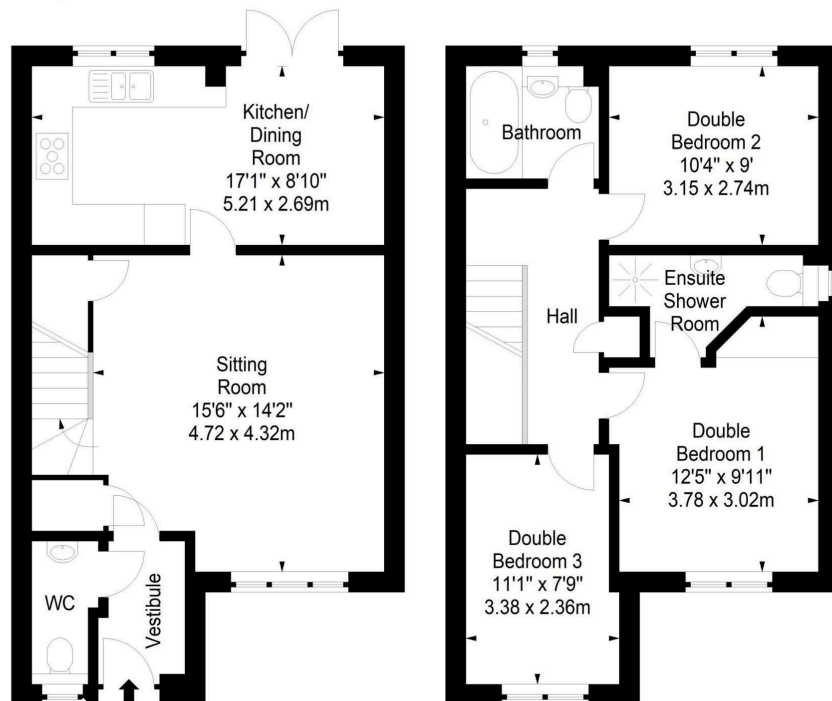
For price and viewing information or further details on this property please contact us on 0131 557 3188.



**Bain Rigg,
Edinburgh,
Midlothian, EH17 8YS**



Approx. Gross Internal Area
938 Sq Ft - 87.14 Sq M
For identification only. Not to scale.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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