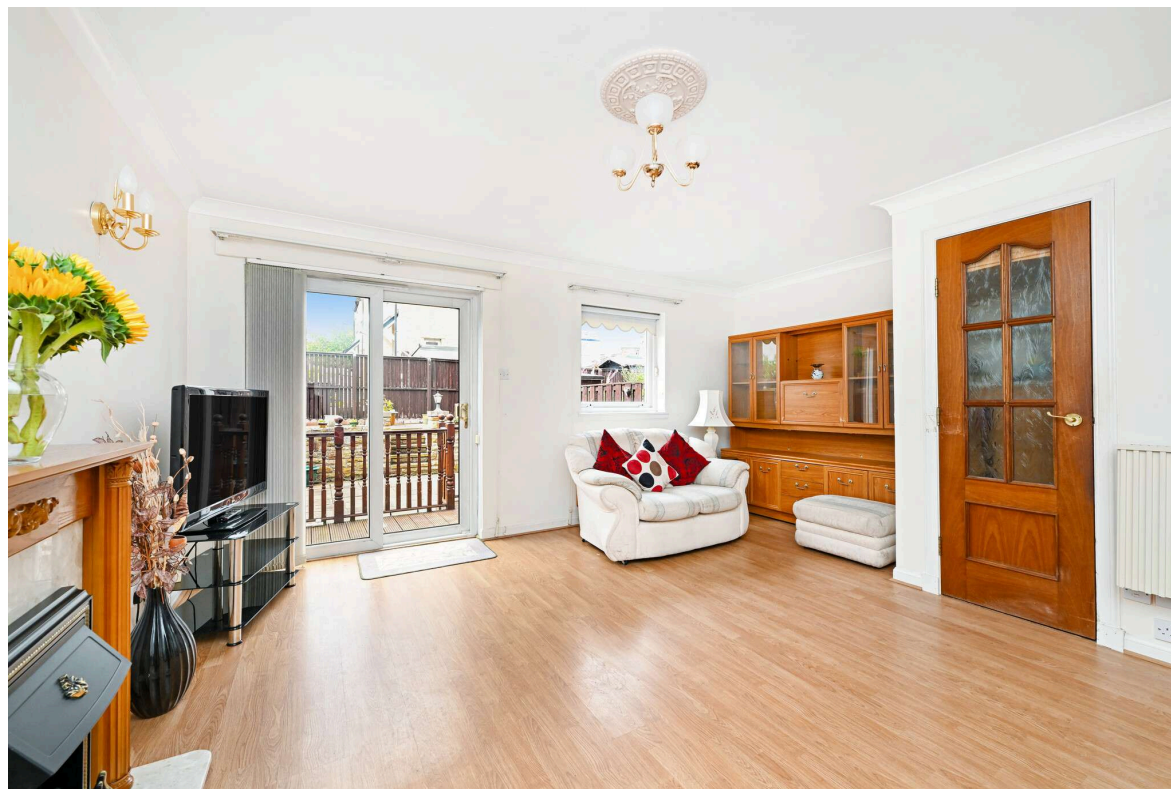




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Nestled in a quiet cul-de-sac, moments from excellent amenities, quick transport links and vast open green spaces is this spacious end terraced house. Boasting a secluded rear garden, ample on street parking and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a spacious lounge with feature fireplace, deep storage cupboard and patio doors to the rear garden, a dual aspect bright fitted kitchen and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms (two with built in mirrored wardrobes) and the house is completed by a stylish shower room. Externally the fully enclosed, secluded rear garden is a low maintenance haven with a decked area ideal for al fresco dining.

- End terrace house on quiet cul-de-sac
- Heart of sought-after Gilmerton location
- Private rear garden and ample on street parking
- Welcoming hallway with useful W/C
- Spacious lounge with generous dining space
- Dual aspect fitted kitchen
- Three large bedrooms (two with built-in wardrobes)
- Stylish shower room

Energy Rating D. Council Tax band D.

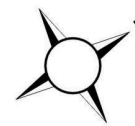
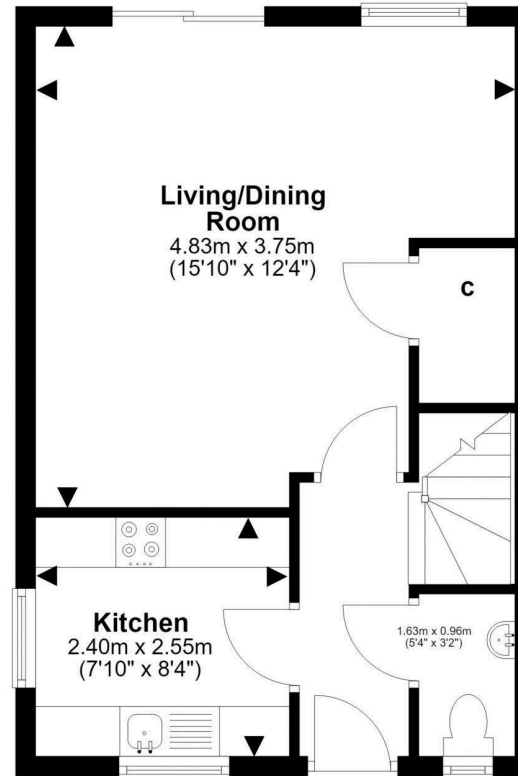
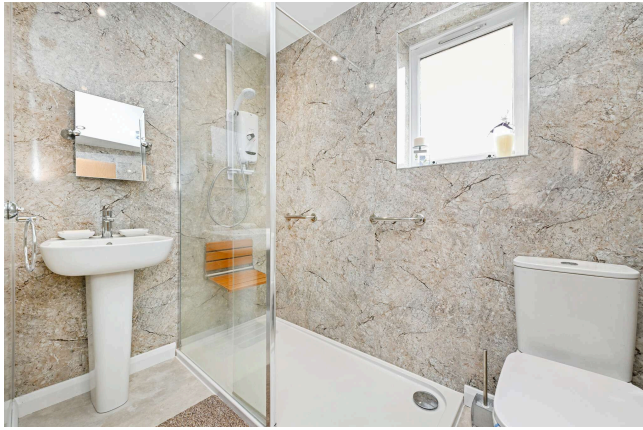
Included in the sale will be all curtains and blinds, the washing machine and fridge in the kitchen, and freezer in the living room cupboard. All furniture can be included if required, with the exception of the drawers in the bedroom, which may be available by separate negotiation.

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

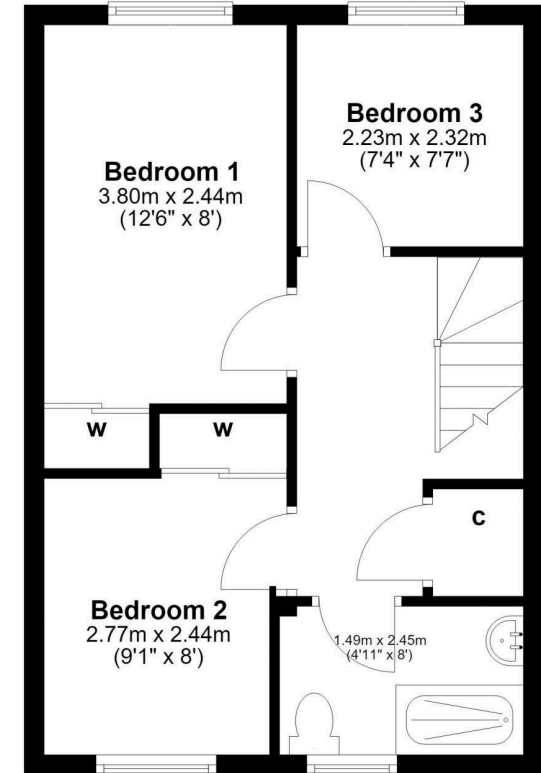


The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre, Straiton and Fort Kinnaird retail parks, The Royal Infirmary and Liberton hospital are also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas including night and airport buses. The city bypass and main motorway networks are also within easy reach.





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.