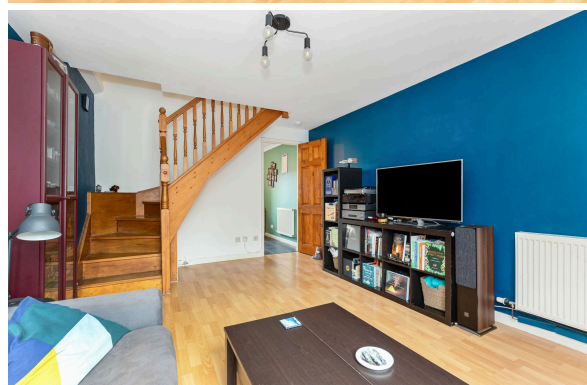




44 Gilmerton Place
GILMERTON | EDINBURGH | EH17 8TP

 **warners**
solicitors & estate agents



44 Gilmerton Place

GILMERTON | EDINBURGH | EH17 8TP

Set on a quiet development in the popular area of Gilmerton to the South of the city centre is this immaculately presented two-bedroom mid-terraced home with rear garden, allocated parking space and on-street parking. This property would make an ideal family home surrounded by quick transport links, excellent local amenities and vast open green spaces.

This property occupies a pleasant situation on a well-tended modern development and comes with a well-maintained garden that is made up of a lawn, decking, shed and has an outside tap. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, the living room is bright and spacious with under stair storage. The fully fitted kitchen currently comprises an oven, induction hob and fan, washing machine, fridge/freezer and gives access outside to the garden. Upstairs there are two well-proportioned bedrooms, both with built in storage and completing the accommodation is the bathroom with double waterfall shower over the bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, a partially floored attic and a landscaped garden.

- Entrance porch
- Spacious living room
- Fully fitted kitchen with access to the garden
- Two bedrooms, both with built in storage
- Stylish bathroom
- Landscaped garden
- Gas central heating, double glazing and partially floored attic
- Allocated parking space and on street parking.

Energy Rating C. Council Tax D.

Factor payable to James Gibb Residential Factors, Red Tree Magenta, 270 Glasgow Road, Rutherglen, Glasgow G73 1UZ. Approx. £49 per quarter.

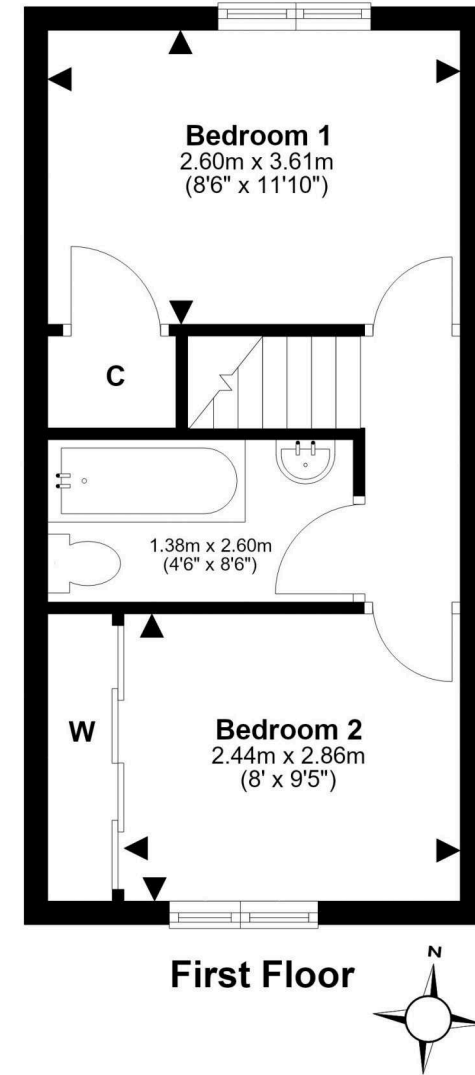
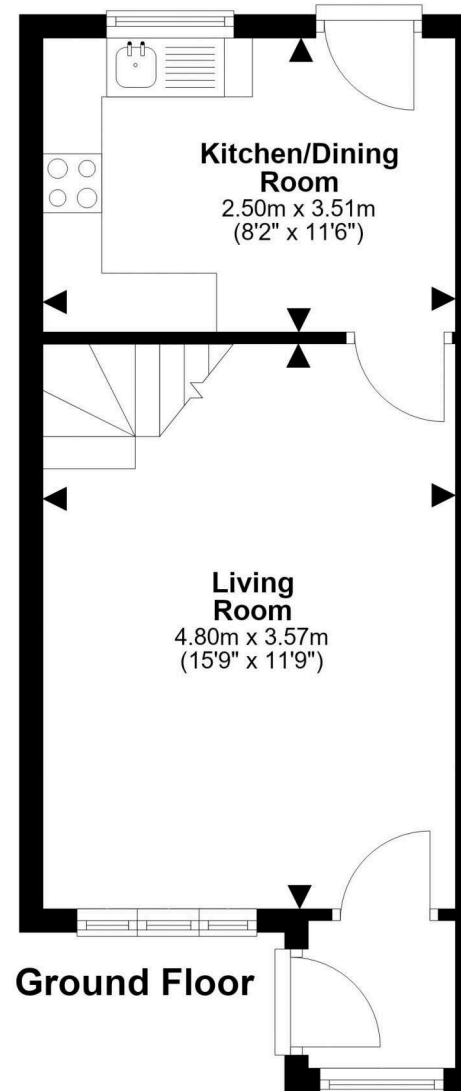
All fixtures, fittings, integrated kitchen appliances, fridge-freezer, curtains, blinds and red bookcase in living room will be included in the sale.

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



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.