

COULTERS[©]

1 COMBE ROAD

GILMERTON, EDINBURGH, EH17 8YZ

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

1 Combe Road is an immaculately presented detached house, thoughtfully finished by the current owners to create a stylish home with contemporary character. Situated within an established modern development in Gilmerton, the property offers four bedrooms, well-proportioned living spaces and a south-east-facing rear private garden. The generous dual-aspect sitting room lies to the front of the property, providing a warm and welcoming space in which to relax. Herringbone-pattern wood flooring adds a stylish finishing touch, complementing the room's comfortable proportions.

KEY FEATURES



Stylish, beautifully presented detached house.



Four double bedrooms, one with en-suite.



Beautiful private rear garden.



Garage and monobloc driveway.



Located in the popular residential area of Gilmerton.



Excellent local amenities.



EPC Rating - B



Council Tax Band - G



To the rear, the large south-east-facing kitchen and dining room is flooded with natural light and enjoys a pleasant outlook over the garden. Fitted with a range of wall and base-mounted cabinetry, the kitchen incorporates a gas hob, electric oven, extractor hood, fridge/freezer and dishwasher. There is ample space at the other end of the room for a dining table and chairs, while patio doors open directly onto the garden, making this a practical space for everyday living and entertaining.

A utility room is situated off the kitchen and has space for washing machine. A convenient WC and separate storage area complete the ground floor.



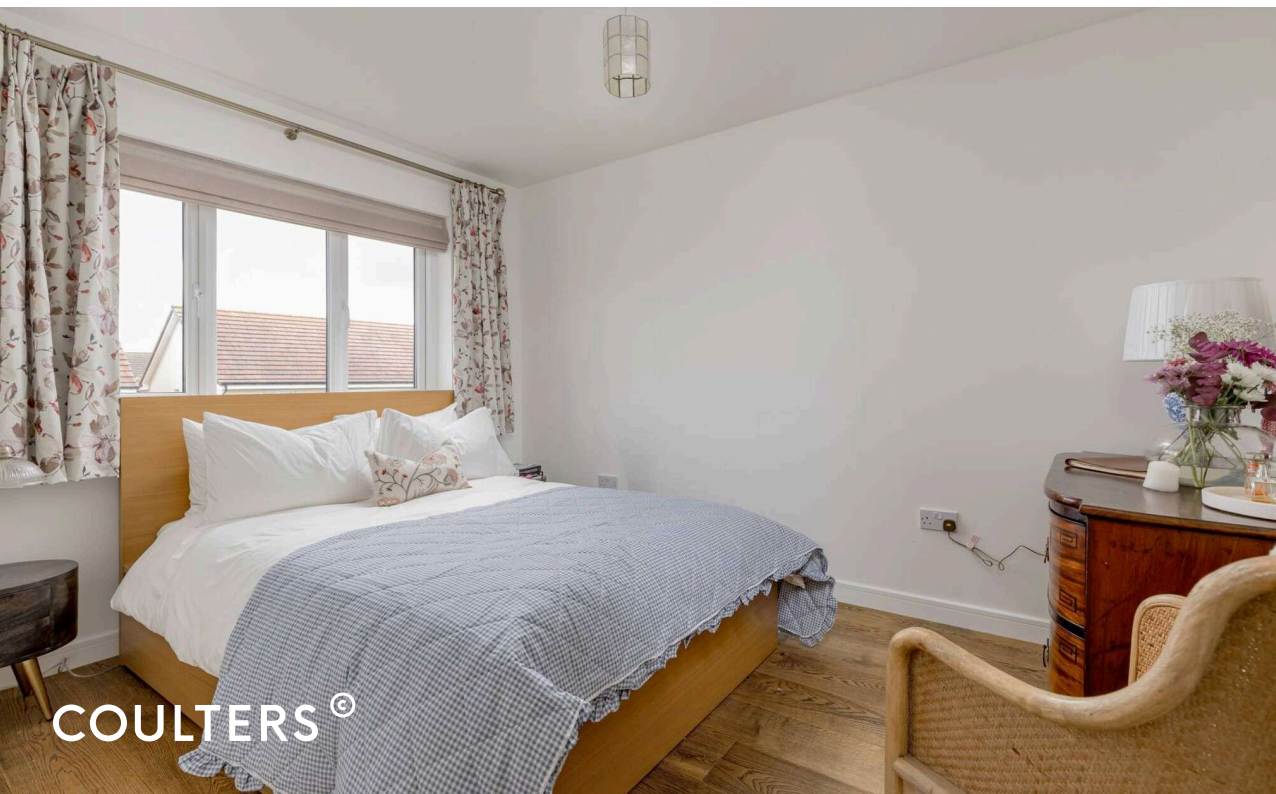


CONTINUED...

Upstairs, there are four bedrooms. The principal bedroom is a particularly appealing space, with a front-facing outlook, built-in mirrored wardrobes and a stylish en-suite shower room finished with marble-effect tiling and a large rainfall shower. Bedrooms two and three are currently arranged as bedrooms, with bedroom two benefiting from fitted wardrobes. The fourth bedroom is presently used as a dressing room and features bespoke Sharps fitted wardrobes.

Overhead attic storage is accessed from the landing, while a well-appointed family bathroom completes the accommodation.

The property benefits from gas central heating and double glazing.



Externally, the front garden is complemented by a monobloc driveway and garage. The private rear garden enjoys a south-easterly aspect, with a lawn bordered by a charming mix of plants and shrubs. The current owners have invested a lot of thought developing it, improving the soil organically and planting fruit trees (apple, pear, blueberries, raspberries and blackberries) along with a collection of David Austen roses and more. A patio provides an additional space to sit outdoors and enjoy the sunshine.

Please note that some items have been virtually repositioned in the kitchen and lounge images.







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THE LOCAL AREA

Gilmerton is a residential suburb located in the south of Edinburgh and is situated approximately 4 miles from the city centre.

Gilmerton is a popular residential area with a mix of housing, including traditional stone-built cottages and modern developments. The area has a range of amenities, including Straiton Retail Park, primary and secondary schools and sports facilities including Gracemount Leisure Centre. Gilmerton is also home to several parks and green spaces, including Gilmerton Park and Little France Park, providing residents with opportunities for outdoor activities and relaxation making it a desirable place to live for families and professionals.

Gilmerton is well-connected to the rest of Edinburgh via bus routes and is close to the City Bypass, providing easy access to other parts of the city, Edinburgh Airport and beyond.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £425,000

Combe Road,
Edinburgh,
Midlothian, EH17 8YZ



Approx. Gross Internal Area
1404 Sq Ft - 130.43 Sq M

Garage

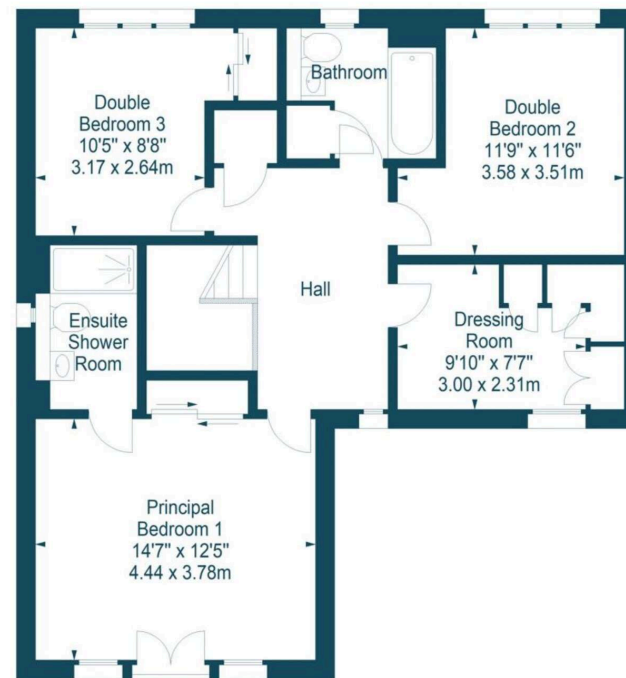
Approx. Gross Internal Area
158 Sq Ft - 14.68 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.