GILSONGRAY

LAW • PROPERTY • FINANCE



11 BULLFINCH WAY

Gilmerton, Edinburgh, EH17 8XF

1	2	1
Public Room	Bedroom	Bathroom

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11 BULLFINCH WAY

Set within a modern residential development in Gilmerton, this contemporary mid-terraced house offers well-presented accommodation over two floors, together with a private rear garden and a driveway. The front door opens into a bright living/dining room, while the rear of the ground floor is arranged around a fitted kitchen with direct access to the garden and a convenient WC. Upstairs, two well-proportioned bedrooms are served by a family bathroom. This is a practical, easy-to-manage home that will suit first-time buyers, couples and small families alike. Extras: All fitted floor and window coverings, light fittings and integrated appliances, a small WC unit and Yale alarm system are included in the sale. Golden Share is an Edinburgh housing scheme that lets eligible buyers purchase 100% of a home at 80% of its market value. Applicants must provide evidence to prove their eligibility.

CLICK HERE
TO TAKE A VIRTUAL TOUR OF THE PROPERTY



RECEPTION ROOMS
& LIVING SPACE











FEATURES

- Contemporary mid-terraced house
- Well-presented accommodation over two floors
- Bright living/dining room
- Well-appointed kitchen with direct rear garden access
- Two double bedrooms
- Linen cupboard in second bedroom
- Family bathroom with overhead shower and ground-floor WC
- Private lawned rear garden with drying area
- Private gravel driveway
- Asking Price - Fixed Price £188,000
- Golden Share Guide - https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022









THE BEDROOMS
& BATHROOMS



GILMERTON, EDINBURGH

Gilmerton is a popular city suburb that is located approximately 4 miles from the city centre. It has easy access to the A720 Edinburgh City Bypass, which connects with Scotland's main motorway network. A wide range of local shopping amenities is provided, including major supermarkets, and just a short drive away is Cameron Toll Shopping Centre, offering a more extensive retail experience with a range of high street retailers.

Ample recreational facilities can be found within the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible.

Education facilities, ranging from nursery to senior school, are available for families and there are several university buildings in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.







VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

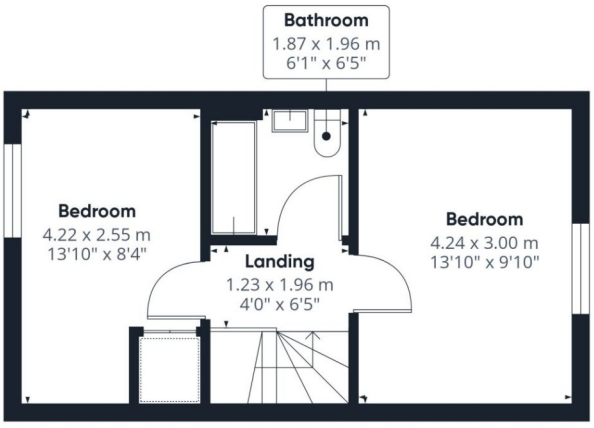
EPC RATING
B

COUNCIL TAX BAND
D

FLOORPLAN



Main Floor



FLoor Level 2

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Approximate total area(1)
60.4 m²
650 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.