NEILSONS

Solicitors & Estate Agents



Offers Over

£260,000

45 Candlemaker's Park

Gilmerton | Edinburgh | EH17 8TH

An excellent opportunity has arisen to acquire this impressive and well-proportioned mid-terraced villa, pleasantly situated within a peaceful cul-de-sac in an established modern development. Ideally positioned close to a wide range of local amenities, reputable schools and excellent transport links, the property offers an appealing setting and will undoubtedly appeal to families and professionals alike.

- 3 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - E



Description

The well-presented accommodation comprises a welcoming entrance porch leading to a hallway, a bright and spacious dual-aspect reception/dining room featuring French doors opening onto the rear garden, and a fitted kitchen with a useful storage cupboard. A separate utility room is accessed from the kitchen and benefits from a door leading directly to the rear garden. There is also a versatile second family room/study, offering excellent flexibility to suit a variety of needs.

On the upper floor, a spacious landing provides access to the attic. There are three well-proportioned bedrooms, including a generous principal bedroom with mirrored fitted wardrobes, a good-sized second double bedroom and a third single bedroom with a fitted cupboard. Completing the accommodation is a family bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing.





Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven and integrated dishwasher.

N.B. The property is being sold in its present condition. No warranty or guarantee will be given to the purchaser in respect of the existence, condition or working order of any services, heating systems or other installations within the property.



Gardens & Driveway

Externally, the property benefits from a fully enclosed rear garden, predominantly laid to patio for ease of maintenance and providing an ideal space for outdoor dining, relaxation and family enjoyment. To the front, there is a well-maintained garden together with a private driveway, offering valuable off-street parking.



Viewing

By appointment through Neilsons (0131 625 2222).





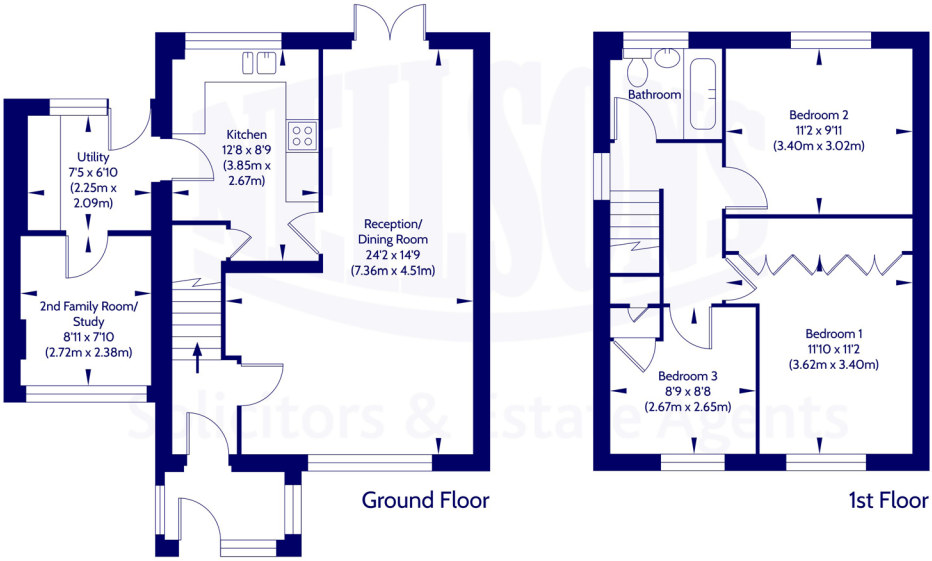
Location

Candlemaker's Park forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Co-op, Morrison's, Aldi and Iceland supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close by offering a more extensive range of shopping requirements. Great public transport services are close at hand operating to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Midlothian Snowsport Centre together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 98 Sq M / 1052 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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