

12 East Farm of Gilmerton

GILMERTON | EDINBURGH | EH17 8TG

warners
solicitors & estate agents







12 East Farm of Gilmerton

GILMERTON | EDINBURGH | EH17 8TG

Warners are delighted to present to the market this attractive two-bedroom terraced home, quietly situated within the popular residential area of Gilmerton, to the south of Edinburgh city centre. Offering well-proportioned accommodation over two levels, together with a private rear garden and the added benefit of private parking to the front with an electric vehicle charging point, this appealing property will be of particular interest to first-time buyers, young families and professionals alike.

The accommodation is entered via a welcoming entrance vestibule, which leads through to a bright and spacious living room offering ample space for a variety of furniture arrangements. To the rear of the property, the kitchen/dining room provides a practical and sociable space, with room for a dining table and direct access to the rear garden, ideal for everyday living and entertaining.

A staircase from the living room leads to the upper level, where there are two well-proportioned bedrooms, both offering space for freestanding furniture. The accommodation is completed by a family bathroom and useful built-in storage cupboards.

Externally, the property benefits from a private rear garden, providing an excellent outdoor space for relaxing and entertaining. To the front, private parking with the added convenience of an EV charging point is a particularly attractive feature.

- Attractive two-bedroom terraced home
- Bright and spacious living room
- Well-appointed kitchen/dining room
- Two generously proportioned bedrooms
- Private rear garden
- Private parking with EV charging point

Extras included in the sale are the cooker, blinds and shed.

Energy rating C. Council Tax Band C.

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.



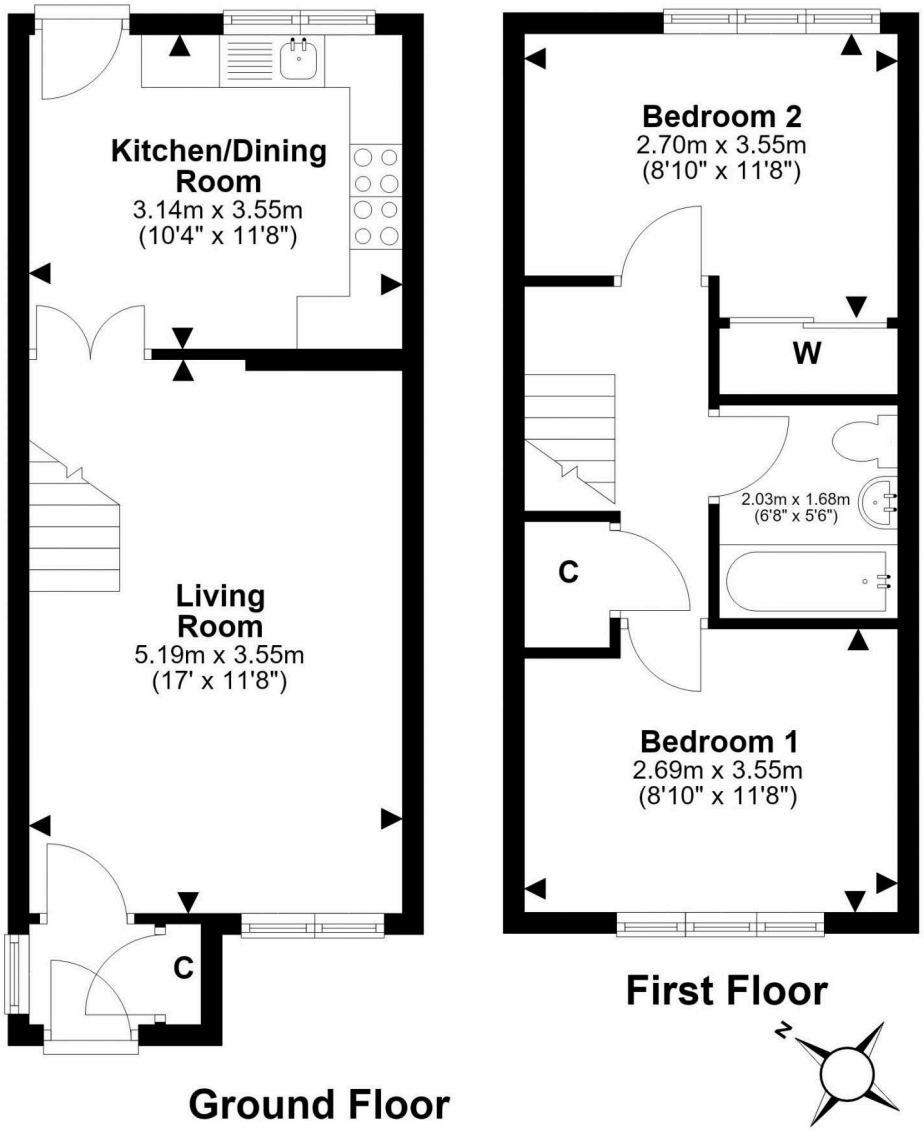












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com