



15 Bannerman Terrace, Gilmerton, Edinburgh, EH17 8YD

Beautifully Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Beautifully presented, three-bedroom, semi-detached home, with gardens and a driveway. Forming part of a modern, factored development, located in the Gilmerton area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, a single bedroom, an en-suite shower, a family bathroom and a ground-floor WC.

Highlights include a stylish fitted kitchen, modern bathroom suites, and contemporary flooring. In addition, there is gas central heating, solar panels, double glazing, multiple TV points and good storage provision.

Externally, there is a mono-blocked double driveway to the front, whilst the rear garden features a lawn and a paved patio. This modern residential development provides maintained communal grounds and additional visitor parking.

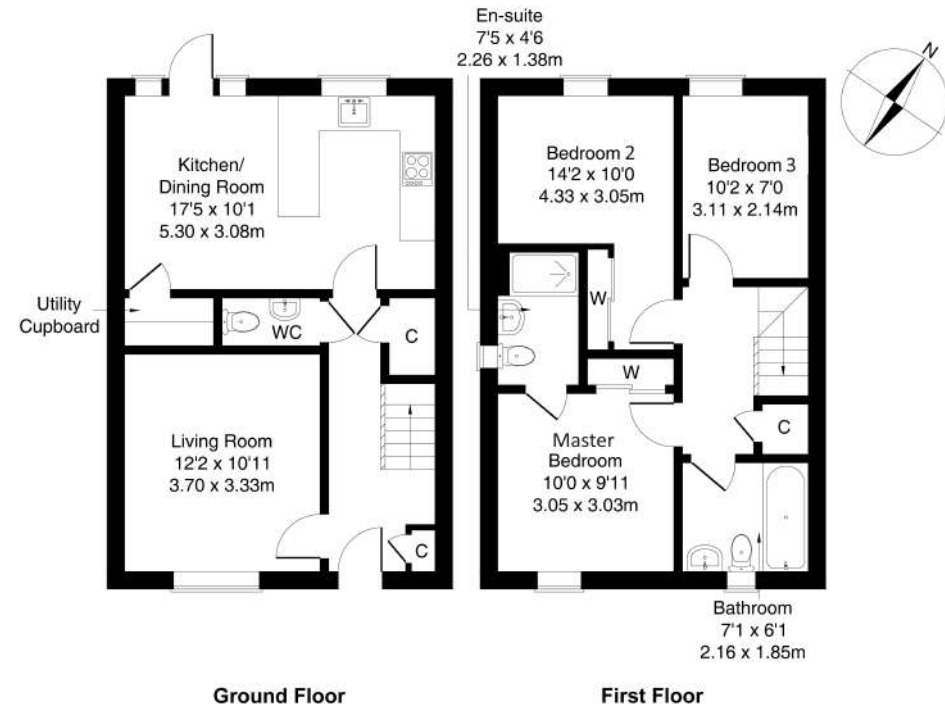
A welcoming entrance hall, with storage and a WC, is finished with the modern, wood-effect flooring which continues throughout the ground floor. To the left of the hall, a tastefully presented living room enjoys plenty of natural light from a generous, southerly-facing window and provides ample space for freestanding furniture. Set to the rear, and spanning the entire width of the property, a stylish kitchen includes a spacious dining area which opens onto a patio in the rear garden. The kitchen is fitted with neutrally-toned units and wood-effect worktops, whilst appliances include an integrated oven, a gas hob and a stainless-steel canopy. Space is available for a fridge/freezer, whilst further space and plumbing are available for a washing machine in an adjoining utility cupboard.

Leading off a landing, with storage, upstairs, are three flexible bedrooms. All continue the tasteful presentation of the living space, with two benefiting from integrated wardrobe storage and the main bedroom enjoying a contemporary, en-suite shower room. Completing the accommodation, a good-sized family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.

A 360 Virtual tour is available online.

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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are

easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.





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