



9 East Kilngate Place, Edinburgh, EH17 8UR

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

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Immaculately presented and spacious, three-bedroom, semi-detached home, with gardens and a driveway. Located in a quiet, modern, factored development in an established residential area of Gilmerton, southeast of Edinburgh city centre.

Comprises an entrance hall, living room, open-plan family/dining room and kitchen, three flexible bedrooms, and a family bathroom.

Featuring a bespoke south-westerly facing extension, with bi-fold patio doors, skylight windows, fitted units and contemporary flooring. With fresh light neutral decor throughout, further highlights include a stylish bathroom suite, gas central heating, double glazing and a loft.

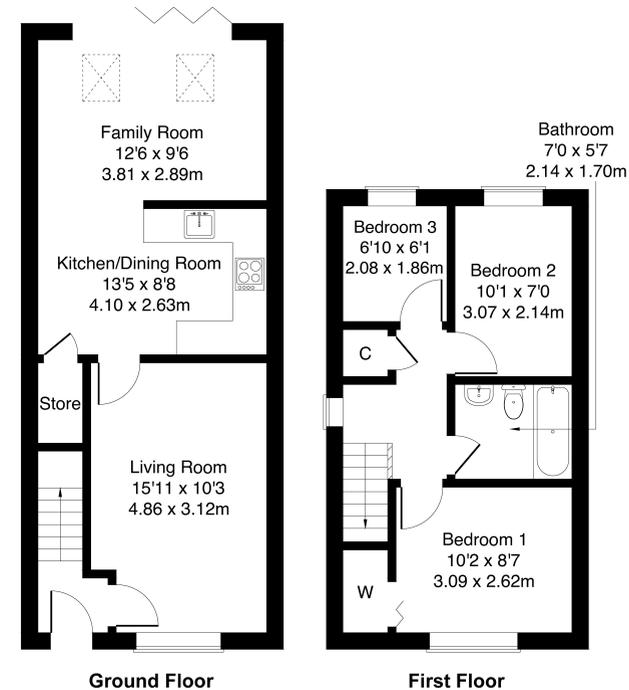
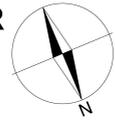
In addition, from the first floor, there are open views of both the Pentlands Hills and Edinburgh city skyline. Externally, the property benefits from a lawn and one-vehicle driveway to the front; whilst the rear garden includes a lawn, a patio, and a large storage shed.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall; and the front-facing living, featuring light decor, carpeted flooring, built-in shelving and a central light fitting. From the lounge, the bespoke rear extension offers an impressive open-plan space with superb natural light, providing a flexible and relaxing living and dining space, with bi-fold doors leading to the garden. A modern fitted kitchen includes stone-effect worktops, a sink with a drainer, a washing machine, a fridge/freezer, a double oven and a gas hob with a canopy above.

On the first floor, bedroom one is set to the front, with carpeted flooring, a central light fitting and a deep built-in wardrobe; whilst set to the rear, two further flexible bedrooms feature carpeted flooring and pendant light fittings. Completing the accommodation, set internally, is a stylish family bathroom, fitted with a contemporary suite including a shower over the bath, tiled splash walls and a shaver point.



9 East Kilngate Place, Edinburgh EH17 8UR
Approximate Gross Internal Area: (807 sq ft - 75 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 nearby, with Gilmerton Primary, and Liberton and Gracemount High Schools 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

