



125 Gilmerton Dykes Crescent, Edinburgh, EH17 8JW

Light and Tastefully Presented, Two-Bedroom, End-Terrace House with Garden & Driveway

Up to date price and viewing info at mov8realestate.com/property

espc **rightmove** **Zoopla**
find your happy

Property Description

Situated on a quiet residential street in the popular Gilmerton area, this two-bedroom end-terrace house offers bright, comfortable living including generous outdoor space, multi-vehicle driveway and practical features.

Comprises a porch, front and rear halls, a living/dining room, kitchen, two double bedrooms, a family bathroom and a ground floor WC.

Highlights include a fitted kitchen, modern bathrooms, and good integrated storage, including an attic offering a conversion opportunity.

In addition, there is gas central heating with a 3-year-old boiler still under warranty, double glazing, well-proportioned room sizes and open view to the rear.

Externally, the property benefits from a fully paved driveway to the front that continues along the side of the house to the rear. Well-maintained gardens include lawns, flowering shrubbery, a sizable greenhouse and a brick-built shed, as well as solar panels installed on both roofs.

On the ground floor, the property opens with a porch leading into a hallway and through to a spacious open-plan living and dining area, ideal for everyday living and entertaining. The adjoining kitchen includes fitted units, tiled splashbacks, and an induction hob. A ground-floor WC provides added convenience.

Upstairs, both bedrooms include built-in wardrobes and offer good natural light. The modern bathroom features a three-piece suite with a shower over the bath, tiled flooring and splashbacks, and a ladder-style radiator.

This well-cared-for home is in good condition throughout and offers a great opportunity for first-time buyers, families, or investors looking for a practical property with outdoor space, parking, and energy-saving features.



125 Gilmerton Dykes Crescent, Edinburgh, EH17 8JW

Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



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

Area Description

Situated in the well-established community of Gilmerton, this property benefits from a wide range of local amenities and leisure opportunities. Residents can enjoy nearby public parks, open countryside ideal for walking and cycling, and access to several golf courses and sports centres. It is close to the Royal Infirmary Hospital and Edinburgh University's King's Buildings. Drum Street offers a selection of independent shops, while larger retail options are close by, including Lidl, Morrisons, Cameron Toll Shopping Centre, and Straiton Retail Park, all offering a broad choice of stores and

services. Families are well catered for with local schooling at Gilmerton Primary and Gracemount High School, both within easy reach. Excellent transport links include frequent bus services to and from Edinburgh city centre via Gilmerton Road, as well as swift access to the city bypass, connecting to the motorway network and major retail destinations such as 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



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.