



Estate Agents and Solicitors

2 Burghtoft, Gilmerton, Edinburgh, EH17 8RR

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



# Property Description

Beautifully presented, two-bedroom, semi-detached house, with a private garden and allocated parking. Set in a quiet cul-de-sac, conveniently located in the Gilmerton area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, two bedrooms and a family bathroom.

Light and tastefully finished throughout, including a modern fitted kitchen, with appliances, a stylish bathroom, HIVE gas central heating and contemporary flooring.

In addition, there is double glazing and good integrated storage including wardrobes and a loft.

There is a private patio garden to the rear, whilst allocated parking is available at the front.

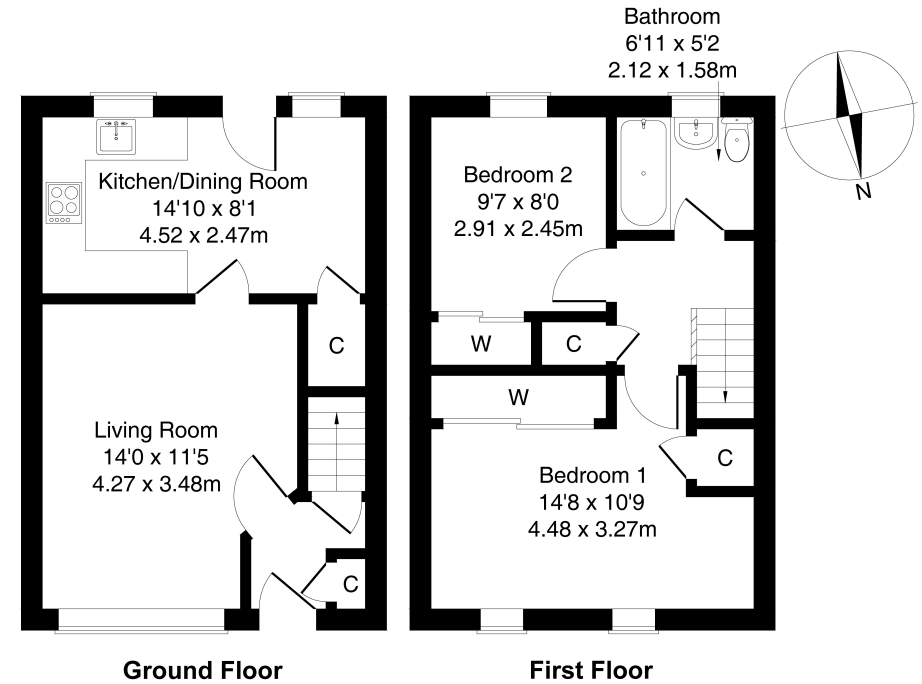
A bright entrance hall, with storage, leads into a tastefully presented living room, finished with modern, wood-effect flooring and featuring a stylish, electric fire. Conveniently leading off the reception room, a kitchen enjoys a sunny, south-facing aspect and opens onto the rear garden. Offering plenty of space for seated dining, the kitchen benefits from a built-in cupboard and is fitted with contemporary white units, stone-effect units and metro-tiled splashbacks. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a washing machine and a fridge/freezer.

Upstairs, set to either aspect, two bedrooms display the tasteful presentation of the living space and both enjoy carpeted flooring and integrated wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a ladder-style radiator and tiled splash walls and flooring.

**mov<sup>8</sup> REAL ESTATE** 2 Burghtoft, Edinburgh, EH17 8RR  
Estate Agents and Solicitors

Approximate Gross Internal Area: (667 sq ft - 62 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 within 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.





## 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](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

