



**Thorntons**   
The right way to move

## 17 The Spinney

Edinburgh, EH17 7LD





## Summary

Situated within commuting distance of Edinburgh city centre, this three-bedroom semi-detached house has spacious, light-filled accommodation in excellent decorative order. The home boasts a double-aspect, open-plan living and dining area with a fireplace and rear garden access, a sun-facing galley-inspired kitchen, a west-facing main bedroom, a sun-filled double bedroom and versatile west-facing third bedroom with storage. Completing the home is a contemporary shower room. Externally, the property benefits from a paved driveway leading to a minimalist front garden and an enclosed rear garden with a shed and outdoor seating area. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Attractive semi-detached house
- Established residential setting in Gilmerton
- Outstanding location near shops, green space and transport links
- Attractive, modern interiors throughout
- Open-plan, dual-aspect living and dining room
- Modern galley-style kitchen with rear access
- Two spacious double bedrooms
- Versatile west-facing third-bedroom
- Modern shower room
- Decorative front garden
- Sunny enclosed rear garden with a shed
- Private driveway parking
- GCH and double glazing




"Enjoying a sunny open-plan, dual-aspect living and dining room with double doors to a sun-facing rear garden with outdoor seating space."





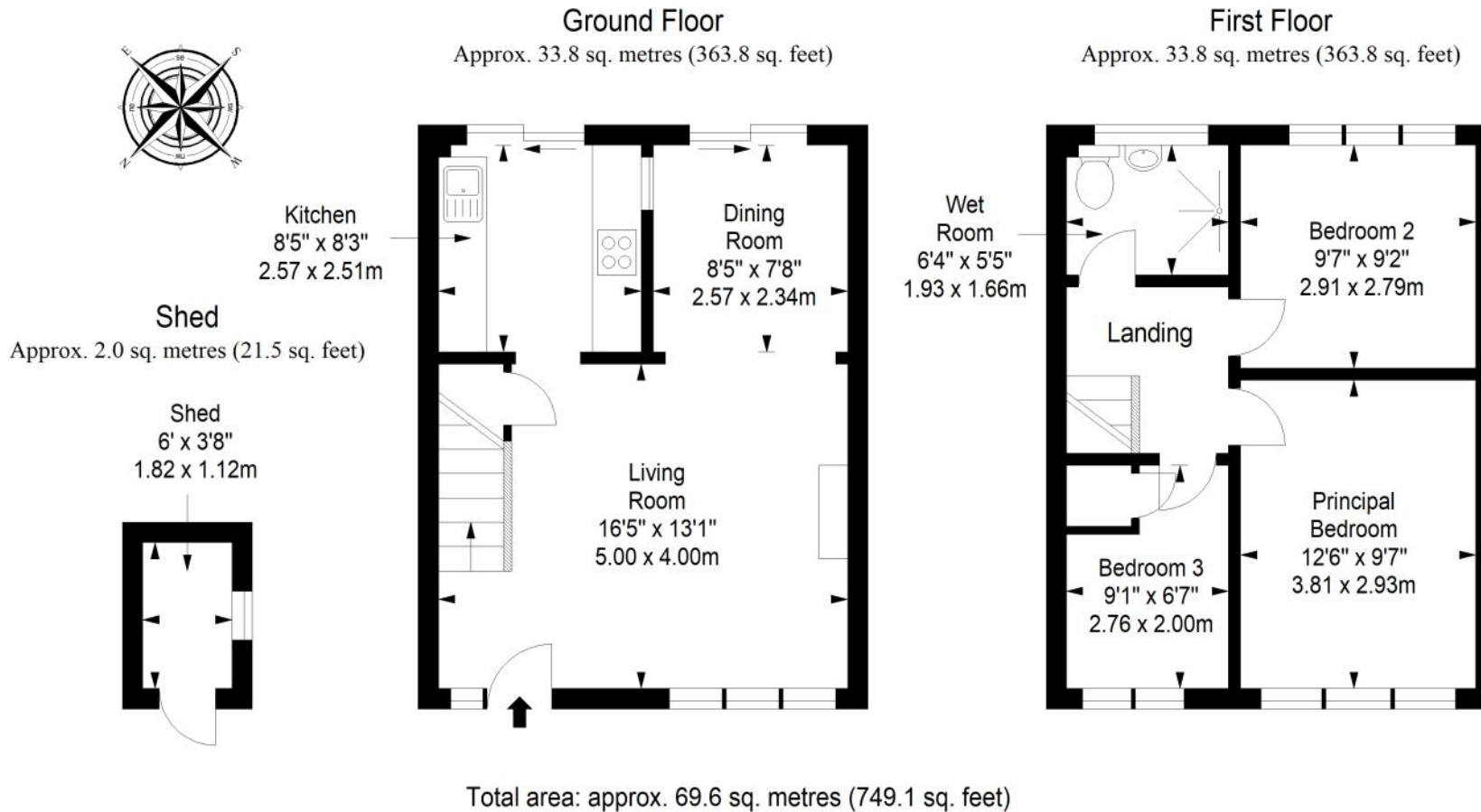




"Set within easy reach of shops,  
outdoor space  
and commuter links."



# Floorplan





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