



13 O'Donnel Road, Edinburgh, EH17 8ZN

Immaculately Presented Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Light and immaculately presented, two-bedroom, mid-terrace home, with gardens and a driveway. Forming part of a modern development, located in the Gilmerton area, south of Edinburgh city centre.

Comprises a living room, dining/kitchen, utility/WC, two double bedrooms, and a family bathroom.

Ready-to-move-in, with an upgraded kitchen, matching continuous flooring on both levels, and modern bathrooms. In addition, there is gas central heating, double glazing, solar panels, and a floored loft with additional shelving.

A professionally landscaped rear garden includes a synthetic turf lawn, a composite decked patio, with a bespoke shed and bin store. This modern residential development provides maintained communal grounds, open green spaces, and additional visitor parking bays.

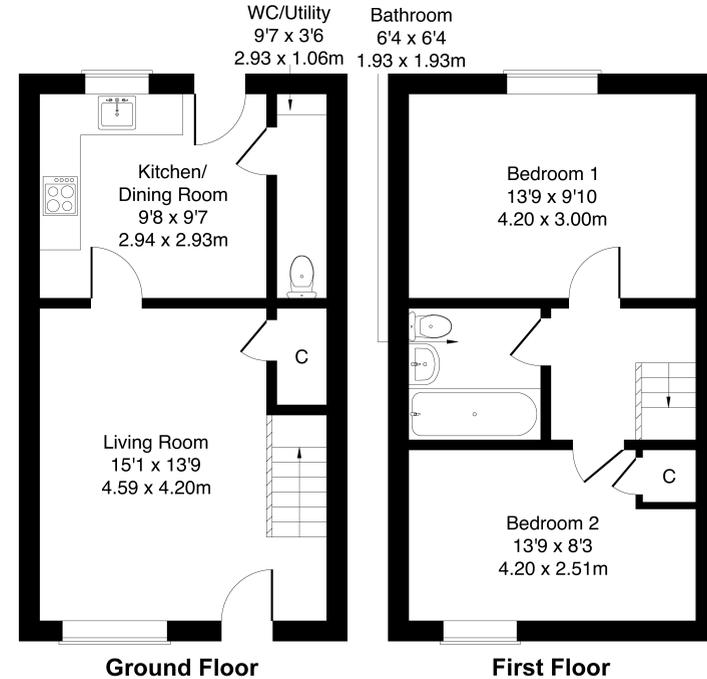
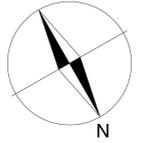
A welcoming entrance leads into the living room, finished with contemporary wood-effect flooring and light, neutral décor. The kitchen continues the same modern flooring from the living room and provides direct access to the private garden, creating an ideal space for entertaining. It features a modern granite-effect countertop with a stylish splashback, a sink with a drainer, as well as an integrated oven and gas hob with canopy above. Just off the kitchen, there is an additional utility room/WC for added convenience.

Heading upstairs, contemporary flooring continues through the landing, which provides access to all rooms, each finished in light tones with tasteful décor and large windows allowing plenty of natural light to flow throughout the space. Completing the property is the family bathroom, fitted with a three-piece suite and a shower over the bath.



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Approximate Gross Internal Area: (700 sq ft - 65 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 popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straiton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





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