



**38 Limefield, Gilmerton, Edinburgh, EH17 8PF**

Light and Tastefully Presented, Two-Bedroom, End-Terrace House

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# Property Description

Light and tastefully presented, two-bedroom, end-terrace house, with gardens and an allocated parking space. Set on a quiet residential cul-de-sac, located in the Gilmerton area, to the south of Edinburgh city centre.

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

Highlights include a modern fitted kitchen and bathroom and good integrated storage, including wardrobes and a loft. In addition, there is contemporary flooring, electric heating and double glazing.

Set on a corner plot, there are gardens to the front and side, whilst an enclosed rear garden includes a lawn, patio and composite shed.

A bright entrance hall is finished with light, neutral decor and modern, wood-effect flooring. Set to the rear of the property, enjoying a sunny southerly aspect and access to the rear garden, a stylish reception room includes built-in storage and offers a flexible floor plan for both lounge and dining furniture. Next door, a kitchen is fitted with modern, white units and wood-effect worktops, whilst appliances include an integrated oven, an induction hob and a dishwasher, with plumbing and space available for a freestanding fridge/freezer and a washing machine.

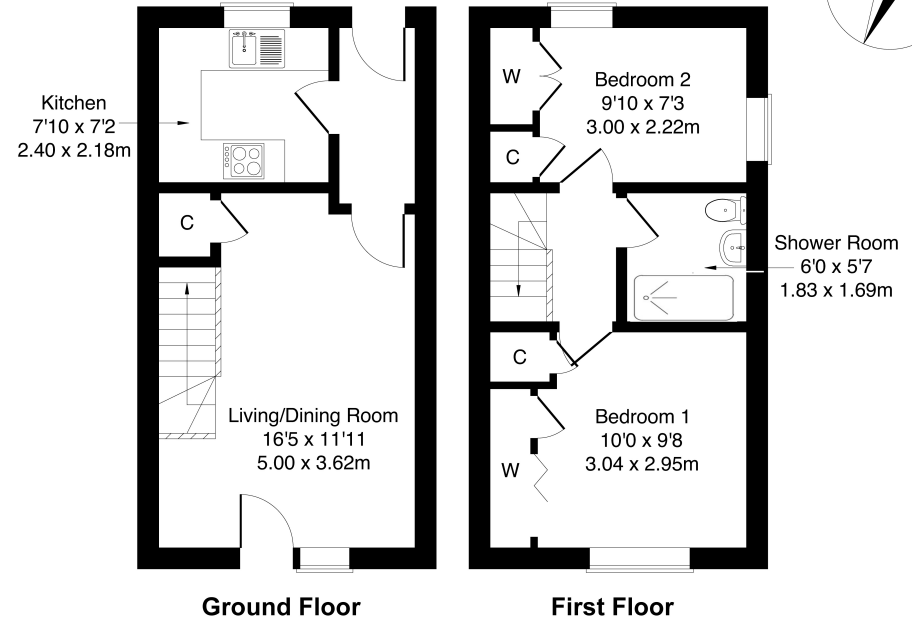
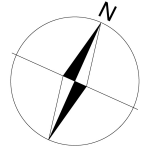
Set to either aspect, upstairs, two flexible bedrooms include integrated wardrobe storage and continue the neutral decor and tasteful presentation of the living space.

Completing the accommodation, a shower room includes a large, glazed cubicle, a two-piece suite, vanity storage, tiled splash walls and flooring.



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Approximate Gross Internal Area: (570 sq ft - 53 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 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.





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