



Estate Agents and Solicitors

20 Kilngate Brae, Gilmerton, Edinburgh, EH17 8UU

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Property Description

Immaculately presented, three-bedroom, south-facing, semi-detached home, with gardens, a driveway and a garage. Located in a leafy and factored, residential development, with views of the city skyline and Arthur's Seat, in Gilmerton, to the south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Tastefully finished with modern decor, features include a stylish fitted kitchen, modern bathroom suites, alarm system, gas central heating and double glazing. Further highlights include contemporary flooring and lighting and good storage, including a loft and a garage, with power and light.

Professionally landscaped, low-maintenance gardens include plant beds, a shed, a pergola and a front driveway.

A bright entrance porch, with a WC, leads into a living room, finished with modern, wood-effect flooring and enjoying plenty of natural light from a southerly facing window. The stylish reception room conveniently adjoins a kitchen, opening onto the garden, via a glazed door. Ample space is available for seated dining and the kitchen is fitted with contemporary, gloss-grey units and marble-effect worktops. Appliances include an integrated oven, a gas hob and a stainless-steel canopy. The washing machine and fridge may be available by separate negotiation.

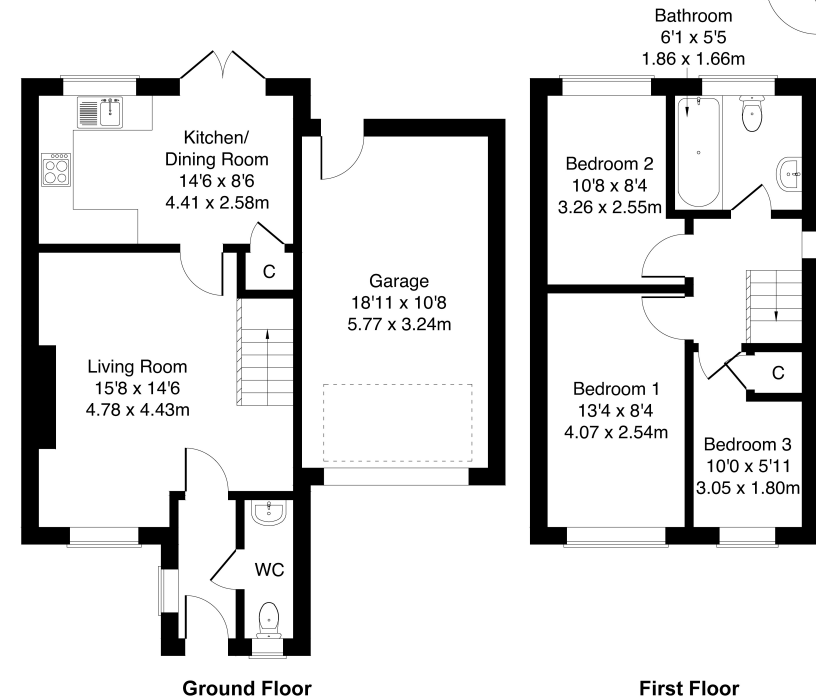
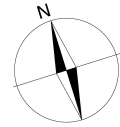
Upstairs, a naturally lit landing leads to three flexible bedrooms, all fitted with wood-effect flooring and continuing the tasteful presentation of the living space, with one further benefiting from built-in cupboard storage.

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



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Approximate Gross Internal Area: (969 sq ft - 90 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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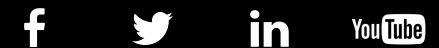
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