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53 Gilmerton Dykes Avenue, Edinburgh, EH17 8ND

Spacious, Two-Bedroom, Lower Villa, with a Double Driveway and Gardens

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Property Description

Spacious, two-bedroom, lower villa, with a double driveway and generous gardens. Set on a quiet, residential street, located in the Gilmerton area, to the south of Edinburgh city centre.

Comprises a vestibule, hallway, living room, kitchen, two double bedrooms and a family bathroom.

Highlights include a modern, fitted kitchen, with appliances, and a stylish, fully-tiled bathroom. In addition, there is gas central heating, double glazing and contemporary flooring.

Externally, there is a double driveway and a lawn to the front, whilst a generous, enclosed, rear garden includes a lawn and a shed.

A bright entrance vestibule opens into a hallway, finished with modern, wood-effect flooring. A reception room, with built-in storage, enjoys plenty of natural light from a wide, front-facing window and offers generous, flexible space for both lounge and dining furniture, if desired. Set to the rear, a kitchen features built-in storage and garden access, and is fitted with white units, wood-effect worktops, upstands and flooring. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a washing machine.

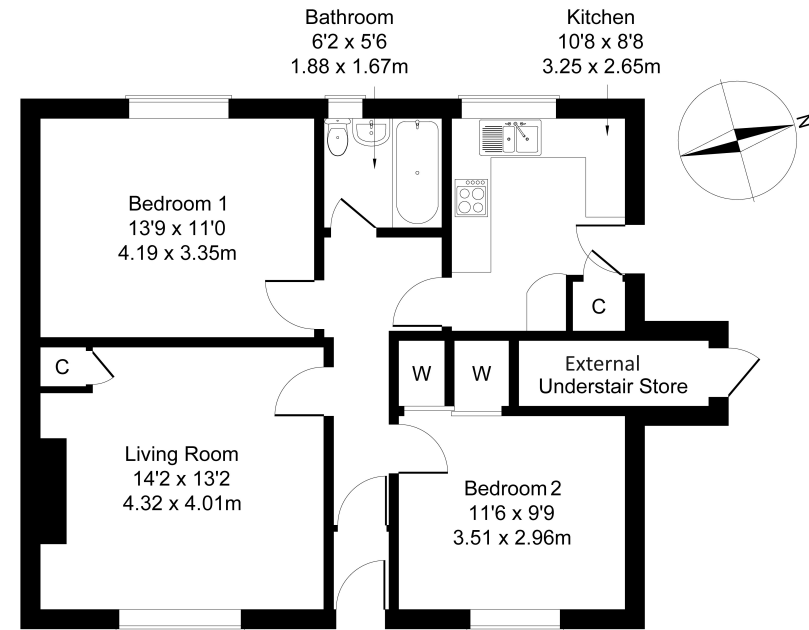
Set to either aspect, two double bedrooms are well-proportioned, with one further benefiting from built-in wardrobe storage.

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



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Approximate Gross Internal Area: (736 sq ft - 68 sq m.)



Ground Floor

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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