



## 12 Hawthorn Place, Edinburgh, EH17 8QN

Well-Presented and Spacious, One-Bedroom, Dual-Aspect, Main-Door Ground Floor Flat

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# Property Description

Well-presented and spacious, one-bedroom, dual-aspect, main-door ground floor flat with a private garden. Forming part of a charming period stone-built terrace, set off-street, on a quiet lane in Edinburgh's historic Gilmerton village.

Comprises an entrance hall, a living room, a kitchen, a double bedroom and a shower room.

Significantly refurbished, with a new kitchen, central heating (boiler summer 24), rendered walls, and contemporary flooring. In addition, there is double glazing, generous room sizes, spot lighting for the kitchen and living room, and a private lawn to the front.

Externally, there is an adjoining store cupboard to the rear, together with access to a residents' courtyard offering off-street parking.

A welcoming entrance hall provides access to all rooms within the property. The spacious living room features attractive wood-effect flooring, spotlighting, and a central ceiling light, offering a comfortable and versatile living area. The modern fitted kitchen is well-appointed with matching wood-effect flooring and worktops, spotlighting, a sink with a drainer, and a practical wall-mounted plate rack. Integrated appliances include an oven, fridge/freezer, and an induction hob with an overhead canopy extractor.

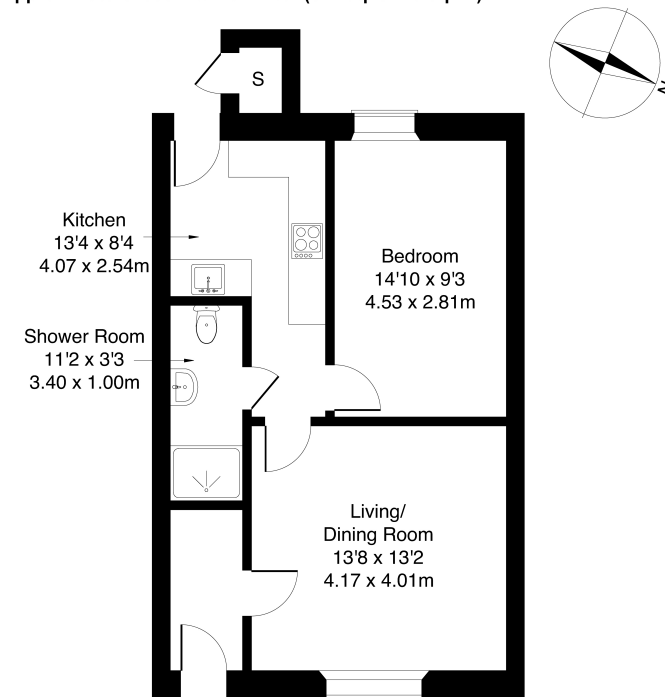
Situated at the rear of the property, the generously sized bedroom enjoys a recessed window that draws in natural light, along with wood-effect flooring. The room provides ample space for a double bed and additional furniture, making it a functional and comfortable retreat. Completing the accommodation, the stylish three-piece shower room includes a tiled splashback surround, tile-effect flooring, and a contemporary ladder-style radiator.

The living room and bedroom are virtually staged with our compliments.



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Approximate Gross Internal Area: (527 sq ft - 49 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 well-established residential area offering a wide range of amenities and recreational opportunities. The local community benefits from access to several golf courses, sports centres, public parks, and scenic open countryside—ideal for walking and cycling enthusiasts. Everyday shopping needs are well catered for, with a variety of independent retailers on Drum Street, along with larger supermarkets such as Lidl and Morrisons nearby. For a broader retail experience, both Cameron Toll Shopping Centre and Straiton Retail Park are within easy reach, providing an

excellent selection of high-street stores and services. Families are well served by local schooling options, including Gilmerton Primary and Gracemount High School. The area is well connected by regular bus services running to and from Edinburgh city centre via Gilmerton Road, while the nearby city bypass offers quick access to the motorway network and major retail hubs including Straiton, Fort Kinnaird, and The Gyle.







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