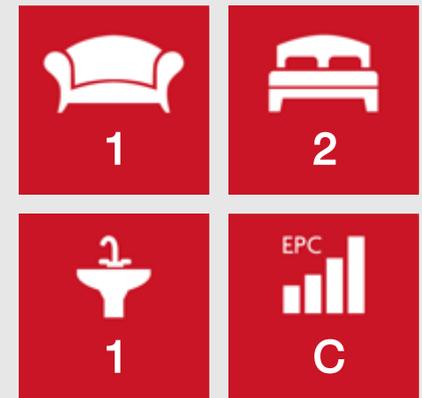




**Thorntons**  
The right way to move

89 Gilmerton Dykes Avenue,  
Edinburgh EH17 8LR





## Summary

Situated in the established residential area of Gilmerton, this well-presented two-bedroom end terraced home offers bright, well-proportioned accommodation arranged over two levels, making it an excellent choice for first-time buyers, small families or investors. The accommodation comprises: spacious living and dining room, kitchen, two well sized bedrooms and a modern shower room. There are gardens to the front, side and rear offering excellent potential for extension (subject to planning) however the property does require some modernisation and upgrading.

## Features

- End-Terraced House
- Gardens to the front, side and rear
- Bright living / dining room
- Kitchen with boiler cupboard
- Side porch providing additional access
- Two double bedrooms, both with storage
- Shower Room with large recently installed shower cubicle
- GCH; DG; EPC - C
- Potential for extension subject to necessary planning consents
- Property requires modernisation, offering excellent opportunity to upgrade

## Room Measurements

Living / Dining Room: 14'3" x 13'1" (4.35m x 3.99m)

Kitchen: 12'3" x 7'4" (3.72m x 2.24m)

Bedroom 1: 13'1" x 11'4" (3.99m x 3.45m)

Bedroom 2: 12'6" x 9'8" (3.82m x 2.94m)

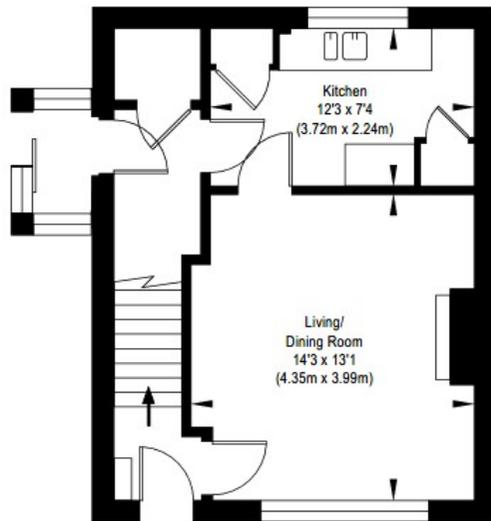
Shower Room: 6'6" x 5'9" (1.99m x 1.75m)



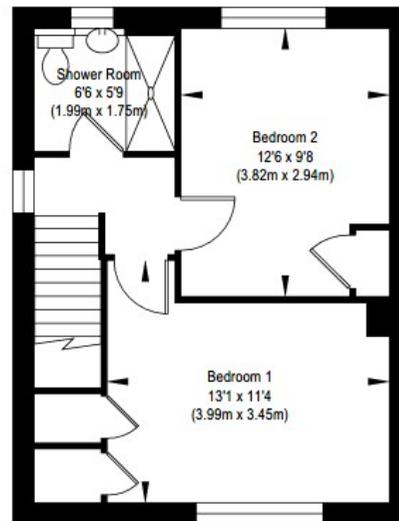
# Floorplan



Approx. Gross Internal Floor Area 68 Sq M / 735 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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