



153 Gilmerton Dykes Drive, Gilmerton, Edinburgh, EH17 8LP

Tastefully Presented and Spacious, Three-Bedroom, Mid-Terrace House

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Property Description

Tastefully presented and spacious, three-bedroom, mid-terrace house, with a driveway and gardens. Set on a quiet residential street in the Gilmerton area, to the south of Edinburgh city centre.

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

Highlights include a stylish fitted kitchen, HIVE gas central heating, double glazing and contemporary decor. In addition, there is good integrated storage, including a loft, modern flooring and lighting.

Externally there is a mono-blocked, double driveway to the front, whilst a generous, enclosed rear garden includes low-maintenance landscaping and a shed.

A bright entrance hall, with storage, is finished with light, neutral decor and wood-effect flooring and leads into a living room on the right. Enjoying views across the rear garden, the stylishly presented reception room includes a feature gas fire and provides plenty of space for freestanding lounge furniture. Leading off the living room, and with separate hall access, a kitchen is fitted with modern white units and granite-effect worktops and splashbacks. Appliances include an integrated oven and a ceramic hob, whilst plumbing and space are available for a washing machine. Further space is available for a fridge/freezer in the rear hall, which provides access to a WC and to the rear garden.

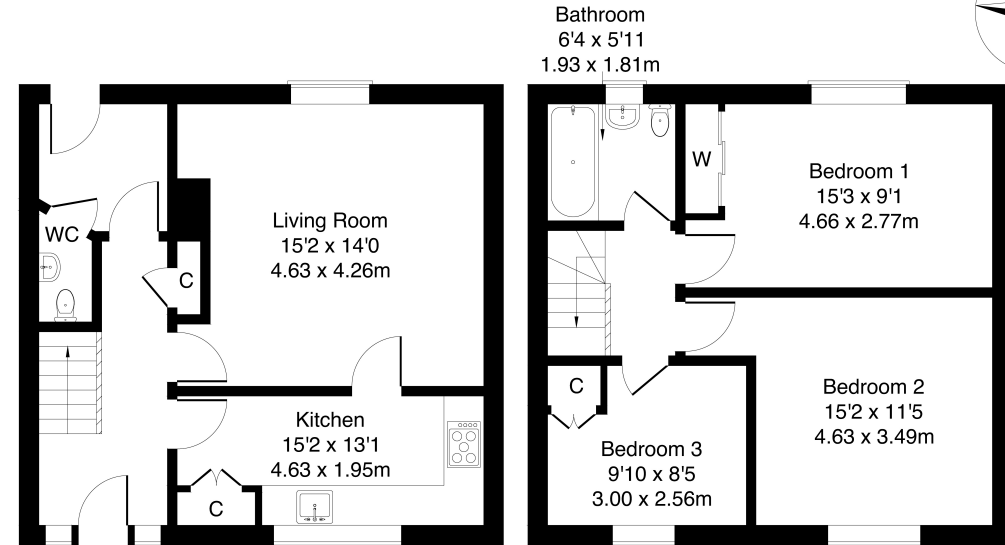
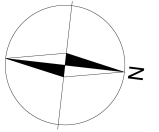
Upstairs, set to either aspect, two double bedrooms are well-proportioned, with the main bedroom benefiting from built-in wardrobe storage. A third bedroom, with built-in cupboard storage, provides a good-sized, flexible space.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Ground Floor

First 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 within 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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0345 646 0208

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Head Office

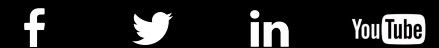
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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