



12/1 Gilmerton Dykes Street, Gilmerton, Edinburgh, EH17 8JX

Tastefully Presented, Two Bedroom, First-Floor Duplex Flat

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Property Description

Tastefully presented, two-bedroom, first-floor duplex flat, with a private balcony terrace and a generous garden plot. Forming part of an established residential development, located in the popular Gilmerton area, south of Edinburgh city centre.

Comprises an entrance hallway, a living room with balcony access, a kitchen, two double bedrooms, and a bathroom.

Features include a fitted kitchen, bright bathroom, double glazing, gas central heating, and open south-facing views to a local woodland.

There is also a secure entry system, and superb storage including a loft and two external stores in the recently refurbished communal hall. Externally, to the rear is a large shared drying green, and a large garden plot laid to lawn.

A carpeted entrance hall gives access to both public rooms and to the stairway to the upper floor. South-facing to the rear, the lounge can accommodate lounge and dining furniture, and features French patio doors to the generous balcony, carpeted flooring, a pendant light fitting, and a feature fireplace.

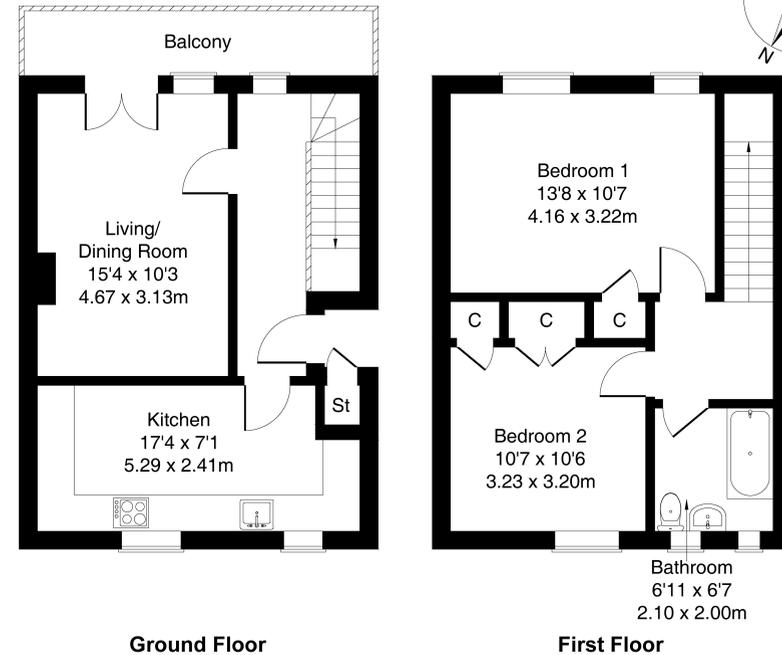
Front facing is a large kitchen which offers space for a breakfast table, whilst ample fitted units and worktops include a sink with drainer, a tiled surround, and an integrated oven and ceramic hob.

On the first floor, two double bedrooms are set to both aspects, both including carpeted flooring and built-in wardrobes. Completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)

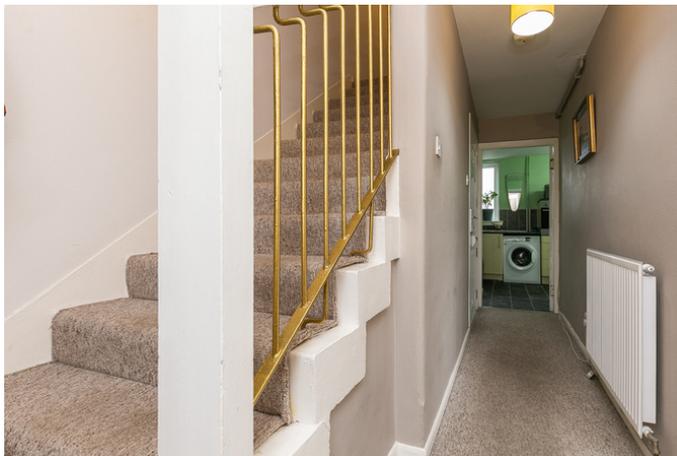


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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 within easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton

and Gracemount High School quickly accessible. As well as this, Edinburgh Royal Infirmary is located in close proximity. Regular bus services operate to and from the city centre via Captains Road/Liberton Brae or Lasswade Road/Kirk Brae, whilst 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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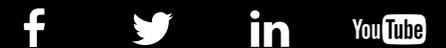
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