



Estate Agents and Solicitors

32 Gilmerton Dykes Place, Gilmerton, Edinburgh, EH17 8JQ

Four Bedroom, Semi-Detached Home

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Property Description

Spacious and well-presented, four-bedroom, semi-detached home with private gardens. Set on a quiet residential street, located in popular Gilmerton, to the south of Edinburgh city centre.

Comprises; an entrance hall, living room, kitchen, four double bedrooms and a bathroom. Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage, including a partially floored attic. Externally the property benefits from an established private rear garden, laid to lawn with a patio and deck, with a garden to the front and ample on-street parking.

The entrance hall has space for outerwear and features an understair cupboard and carpeted stairs to the first-floor landing. Set to the front and with a feature fireplace, the lounge offers bright neutral decor and ample space for living and dining furniture. A bi-folding door opens off the lounge to the kitchen which affords access to a rear vestibule with a store cupboard and a door to the private rear garden.

Contemporary units are fitted with stone-effect worktops, tiled surround, and a stainless steel sink set below a window. Appliances include an integrated oven and gas hob with canopy above, a freestanding washing machine, and space for further whitegoods. With a rear aspect window, bedroom four offer a flexible space that could be used as a study or guestroom with carpeted flooring and a pendant light fitting.

On the first floor, well-proportioned bedroom one is set to the front and features convenient storage provision with a built-in wardrobe, whilst a second cupboard houses the boiler. Likewise, bedroom two also has a built-in wardrobe and is set to the rear with ample space for freestanding furniture, whilst bedroom three is set to the front with carpeted flooring and a pendant light fitting.

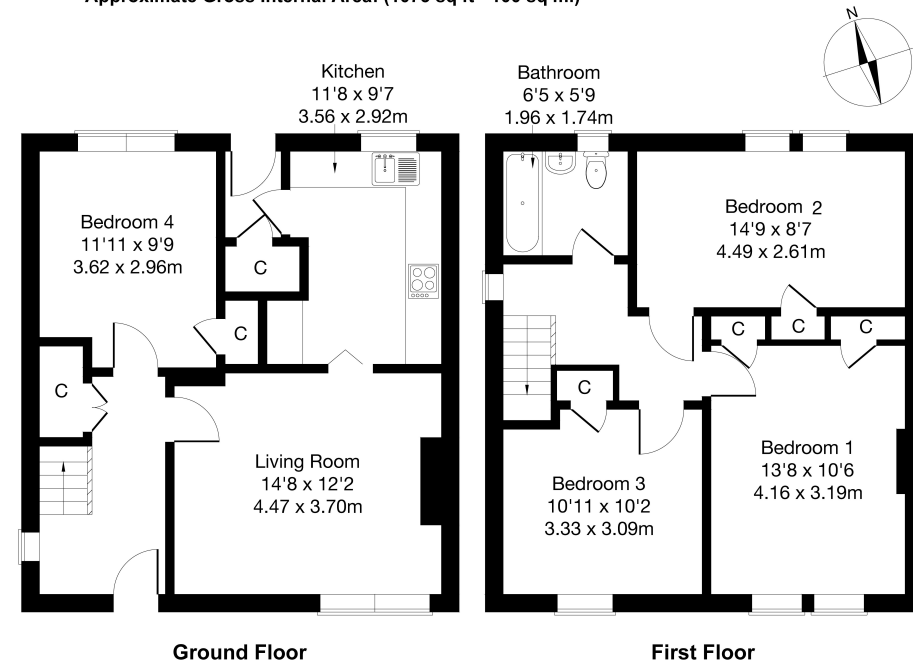
Completing the accommodation and with rear aspect window, the family bathroom has a fitted three-piece suite with a shower unit over the bath and tiled splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (1073 sq ft - 100 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 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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