



## 2 Lugton Terrace, Gilmerton, Edinburgh, EH17 8GU

Immaculately Presented, Three Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Immaculately presented, three-bedroom, mid-terrace home with gardens and residential parking. Forming part of a modern, factored development, located in the Gilmerton area, south of Edinburgh city centre. Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, a single bedroom, an en-suite shower, a family bathroom and a ground-floor WC.

Ready-to-move-in - highlights include a stylish integrated kitchen, modern bathroom suites, contemporary flooring and lighting. In addition, there is gas central heating, double glazing, multiple TV points and good storage provision.

Externally, there is a small lawn and patio paving the front; whilst an enclosed southwest-facing rear garden features a lawn, a paved patio, a storage shed and a gate to the residents' parking. This modern residential development provides maintained communal grounds and additional visitor parking spaces.

A welcoming entrance affords access to the carpeted stairs leading to the upper hall, and opens into the front-facing living room which features carpeted flooring, a central light fitting and light-neutral decor. Set off the living room, an inner hall provides access to a convenient WC and storage cupboard; as well as the kitchen which features wood effect flooring, ample space for dining and French patio doors accessing the southerly-west-facing rear garden. Modern fitted units include wood effect worktops with matching upstands and a sink with drainer; with integrated appliances including an oven, a gas hob with an extractor hood, a dishwasher, a washer/dryer and a fridge/freezer.

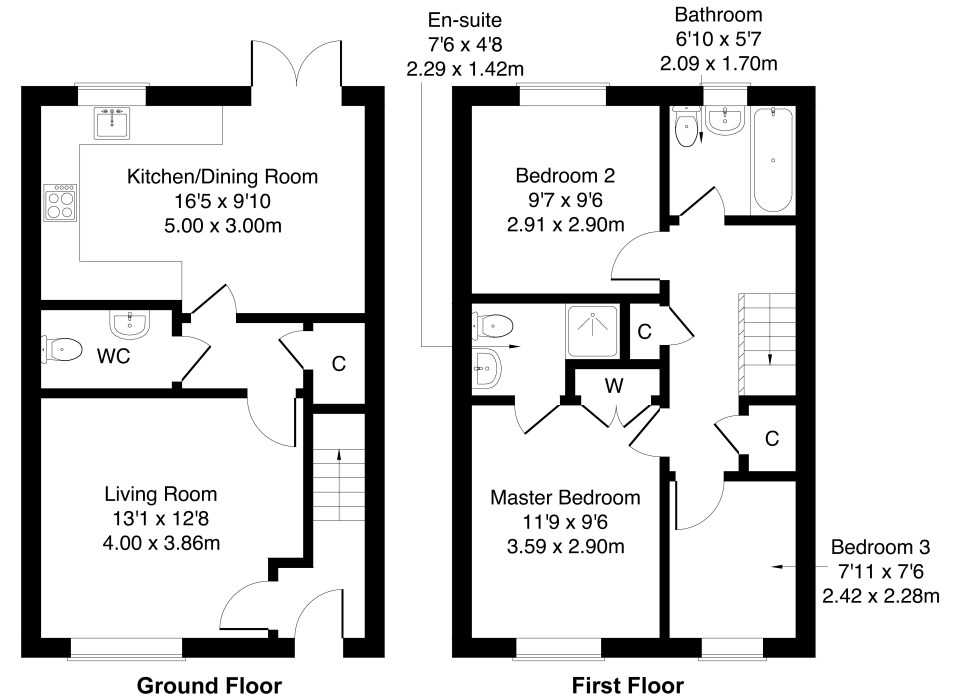
On the upper floor, the hall features two storage cupboards and affords access throughout each room. To the front, the tastefully finished master bedroom features carpeted flooring, a central light fitting, a built-in wardrobe and a modern en-suite shower room. Two further bedrooms are set to opposite aspects, similarly well-finished. Completing the accommodation, the family-size bathroom is fitted with a modern three-piece suite, wood effect flooring and partially tiled splash walls.

No onward chain.

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Approximate Gross Internal Area: (882 sq ft - 82 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

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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