



6 Florence McNeill Lane
Gilmerton, Edinburgh, EH17 8PY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception Hall.
- Cloakroom/WC.
- Attractive living room/dining room.
- French doors to rear garden.
- Storage beneath the stairs.
- Upper landing with access to attic.
- Master bedroom with fitted wardrobes.
- Views to Pentlands.
- Two further bedrooms.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Solar Panels.
- Private garden to front.
- Enclosed private garden to rear.
- Pathway to side.
- Allocated parking space to front.
- NHBC Guarantee.



GENERAL DESCRIPTION

A well-presented semi-detached villa situated in the sought after Farrier Fields Development in Gilmerton, an ideal commuting base into Edinburgh city centre and further afield with its close proximity to the Edinburgh City bypass. The property is only a couple of years old and still carries an NHBC guarantee and would be perfect for a young couple looking for their first home. The property is close to a range of amenities and boasts views to the Pentland hills to the front.

FACTORING NOTE

The communal areas within the development are factored by Hacking & Paterson at the approximate charge of £105 per annum.

COUNCIL TAX BAND

E.

TRAIN STATION

APPROXIMATELY 3.7 MILES TO MILLERHILL TRAIN STATION.

AIRPORT

APPROXIMATELY 5.5 MILES TO EDINBURGH WAVERLEY TRAIN STATION.

BUSES

APPROXIMATELY 12 MILES TO EDINBURGH AIRPORT.

WITHIN 400 METRES.

LOCATION

Florence McNeill Lane is quietly situated on the outskirts of the sought-after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Straiton Retail Park and Cameron Toll Shopping Centre are both close at hand offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.

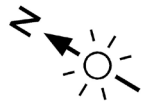
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THE FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



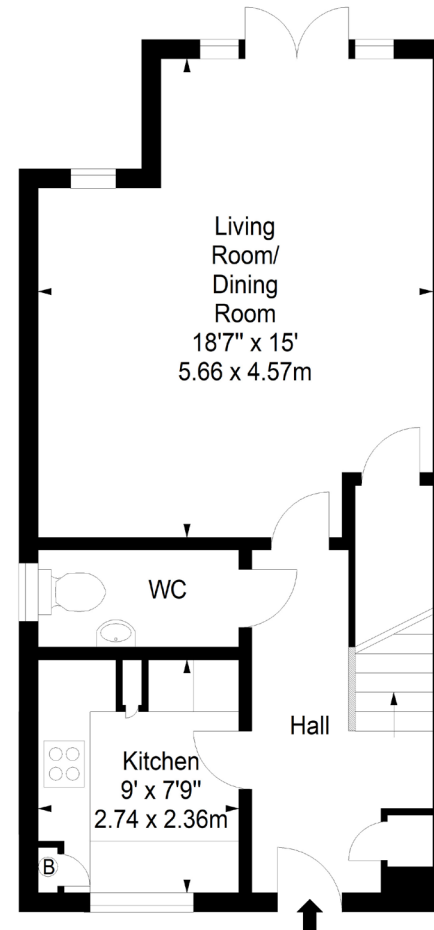
Florence McNeill Lane,
Edinburgh,
Midlothian, EH17 8PY



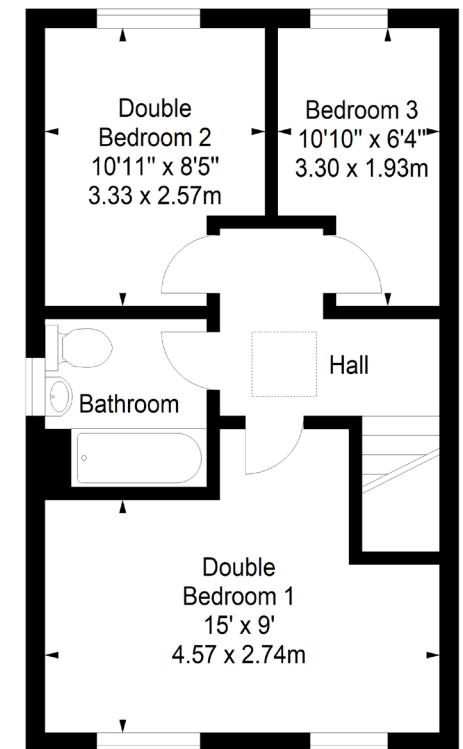
Approx. Gross Internal Area
884 Sq Ft - 82.12 Sq M
For identification only. Not to scale.
© SquareFoot 2025



ENERGY PERFORMANCE
CERTIFICATE RATING B



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.