



42/2 Gilmerton Dykes Road  
Gilmerton, EH17 8PG

**Deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Living Room
- Kitchen
- One Double Bedroom
- Bathroom
- Communal Front & Rear Gardens
- Allocated Parking Space
- Double Glazing & Electric Heating
- EPC Rating – D





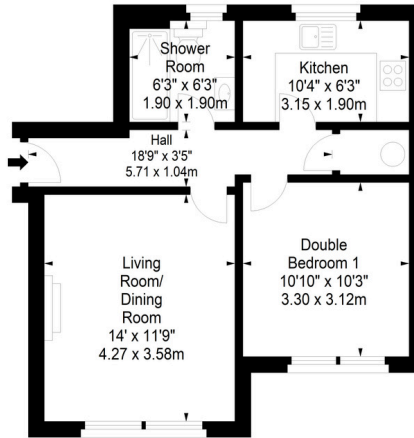
This well-proportioned ground floor flat forms part of an established modern development in Gilmerton, close to convenient, local amenities and regular public transport links. The accommodation comprises; welcoming hallway, spacious, living room, separate modern kitchen, one good-sized double bedroom and recently upgraded shower room. Externally, there are neatly landscaped communal gardens to the front and rear and an allocated parking space in a residents' carpark. The property is fully double glazed and has electric heating. Included in the sale are the floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer and light shades. All included appliances are sold as seen with no warranty provided.



Gilmerton Dykes Road,  
Edinburgh,  
Midlothian, EH17 8PG



Approx. Gross Internal Area  
479 Sq Ft - 44.50 Sq M  
For identification only. Not to scale.  
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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