



128 Gilmerton Dykes Road
Edinburgh, EH17 8PE

deans 
Solicitors & Estate Agents LLP



SEMI DETACHED VILLA

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- On-Street Parking
- EPC Rating - C



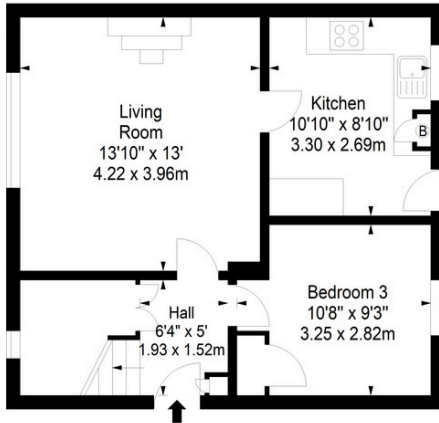
Forming part of a quiet residential area, this light and airy semi detached villa is situated within the popular location of Gilmerton to the South of the City Centre. The property is close to a variety of local day to day requirements with further specialised shopping available at Cameron Toll Shopping Centre and Straiton Retail Park. The City Bypass is within easy reach providing access to the North and South with the City Centre and Edinburgh Royal Infirmary a short drive away. The spacious accommodation would make an ideal family home and comprises; welcoming entrance hall, lovely living room, modern breakfast kitchen with door to the rear garden, three good sized double bedrooms all with built-in storage and stylish bathroom with shower. There are private gardens to the front with the rear being enclosed and free on-street parking. Further benefits include gas central heating, double glazing and excellent storage. Included in the sale are fitted floor coverings along with the hob, oven, hood, washing machine, fridge-freezer and tumble dryer. All appliances are sold as seen with no warranty provided.



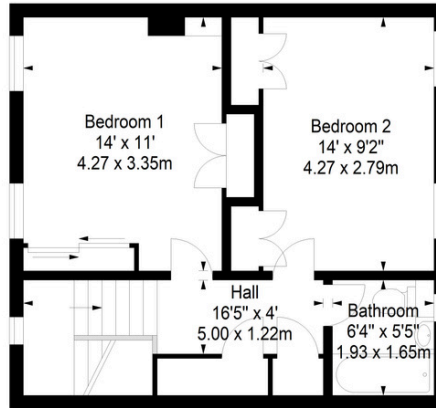
Gilmerton Dykes Road,
Edinburgh,
Midlothian, EH17 8PE



Approx. Gross Internal Area
912 Sq Ft - 84.72 Sq M
For identification only. Not to scale.
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Ground Floor



First 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.

0131 667 1900

mail@deansproperties.co.uk

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