



15 Candlemakers Park
Gilmerton, EH17 8TH

deans 
Solicitors & Estate Agents LLP



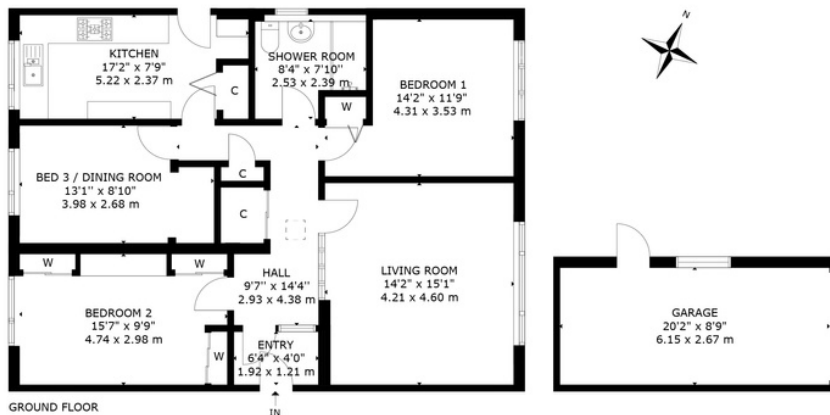
DETACHED BUNGALOW

- Living Room
- Kitchen
- Dining Room/ Bedroom 3
- Two Double Bedrooms
- Shower Room
- Garage & Driveway
- Private Front & Rear Gardens
- Double Glazing & GCH
- EPC Rating – C



This well-presented detached bungalow enjoys a peaceful position within a quiet cul-de-sac in the popular and well-established Gilmerton area, located in the south of Edinburgh. Ideally placed for a wide range of local amenities and reputable schools, the property also benefits from excellent transport links into the city centre and surrounding areas, with easy access to the City Bypass. The accommodation comprises: a welcoming entrance hallway bright and spacious living room, separate fully fitted kitchen, a versatile dining room which can also serve as a third bedroom, two generously sized double bedrooms with built-in mirrored wardrobes, and a shower room. Externally, the home is complemented by well-maintained private gardens to the front and rear, along with a driveway and a garage providing convenient off-street parking. Further features include gas central heating and double glazing throughout. Included in the sale are the; fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine, tumble dryer, dishwasher, and light shades. All appliances are sold as seen with no warranty provided.





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.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk