



42 Kilngate Brae,
Edinburgh, EH17 8UU

deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Kitchen/ Dining Room
- Living Room
- Three Bedrooms
- Bathroom
- Private Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating –



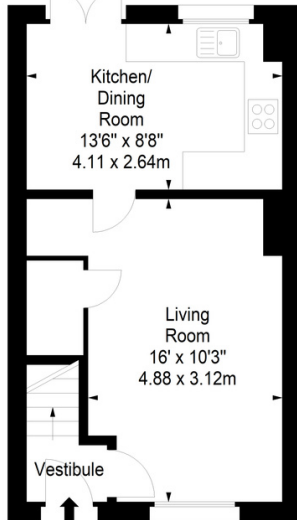
Forming part of a quiet and friendly cul-de-sac in the popular Gilmerton area, this bright and well-presented semi-detached house offers comfortable family living, close to a range of everyday amenities, with further shopping available at Cameron Toll Shopping Centre. The property benefits from easy access to the city bypass and excellent public transport links to the city centre and surrounding areas. The accommodation comprises a welcoming entrance vestibule a bright Living Room, and a modern Kitchen/ Dining Room. Upstairs there are three well-proportioned bedrooms and a family bathroom with a shower over the bath. The home is fully double glazed and has gas central heating throughout, with a new gas boiler installed in 2023. Externally, there is a private driveway providing off-street parking and private garden to the rear. This attractive property combines modern comfort with a quiet, friendly setting, making it ideal for families or first-time buyers. Included in the sale are all fitted carpets and floor coverings, hob, hood, fridge-freezer, washing machine, tumble dryer and dishwasher. Please note that all appliances are sold as seen, with no warranty provided. Other items may be available upon separate negotiation.



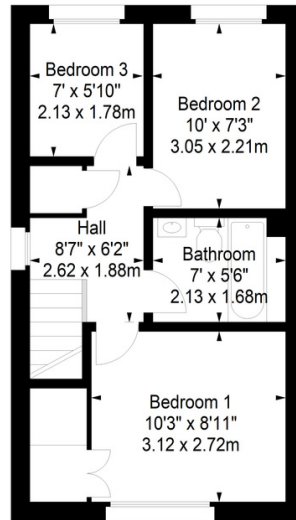
**Kilngate Brae,
Edinburgh,
Midlothian, EH17 8UU**



Approx. Gross Internal Area
682 Sq Ft - 63.36 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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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