





## DESCRIPTION

This well presented three bedroom end of terrace villa has been tastefully finished throughout and flows to create a wonderful warm family living space. Behind the front door the welcoming hallway provides access into a spacious living room.

The property provides a host of features expected with todays living requirements along with excellent storage, lower level W.C and fully enclosed rear garden.

There is plenty of residents and visitor parking bays.

In addition, the property also offers the successful purchaser the re-assurance of the balance of the NHBC certificate.

Whilst individual tastes vary, this property really can be described as 'walk-in' condition.

The principal accommodation comprises;

- WELCOMING RECEPTION HALLWAY.
- LOWER LEVEL W.C.
- BRIGHT AND SPACIOUS LOUNGE.
- FULLY EQUIPED DINING KITCHEN WITH FRENCH DOORS TO GARDEN.
- MASTER BEDROOM WITH FITTED WARDROBES AND ENSUITE SHOWER ROOM.
- TWO FURTHER DOUBLE BEDROOMS.
- STYLISH FAMILY BATHROOM.
- EXCELLENT STORAGE THROUGHOUT.
- FULLY ENCLOSED REAR GARDEN.

In addition the property benefits from double glazing, gas central heating and offers the re-assurance of the builders NHBC certificate.





POA



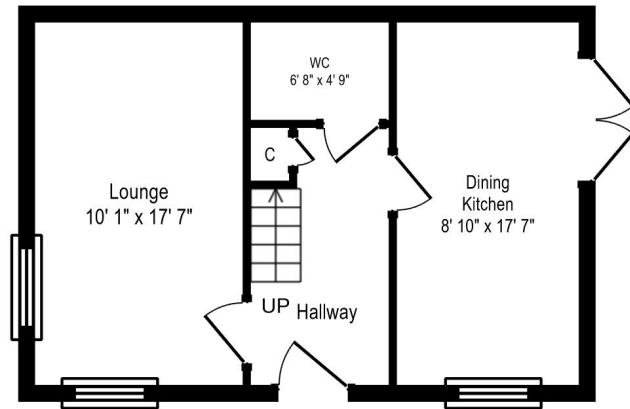




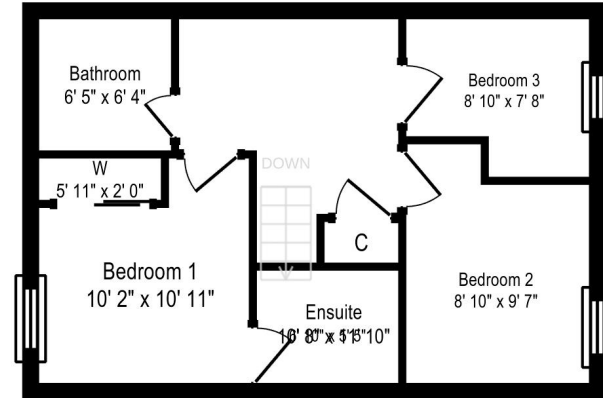








**Ground Floor**



**First Floor**

**Gross Internal Area 87.00m<sup>2</sup>**



## LOCATION

Gilmerton is situated less than five miles south west of Edinburgh City Centre. Its a high amenity suburb with a selection of local shops nearby as well as Cameron Toll and Straiton shopping centre's a short drive away offering a number of well known high street stores as well as large supermarket's and convenient petrol stations. There is a good selection of local schooling as well as easy access to Edinburgh's private schools and Edinburgh University. The Royal Infirmary is also just over a mile away and there are a number of convenient bus services into the city centre and surrounding districts. For those looking to commute out of Edinburgh, the city bypass is within easy reach, connecting with the A1, A68, A7, Edinburgh Airport and the M8 and M9 Motorway Network.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.