



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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DESCRIPTION

Step into this charming 3 bedroom terraced property, ready for you to call home.

This Property would make an ideal family home benefiting from a private rear garden and driveway to garage.

Internal viewing is highly recommended.

- Welcoming hallway with storage space
- Modern fitted kitchen
- Bright and Spacious lounge/diner leading to conservatory
- Primary bedroom with wardrobe storage space
- Further two double bedrooms
- Family bathroom with separate shower cubicle
- Private Rear Garden
- Driveway to garage

To schedule a viewing, please contact Gibson Estate Agents at 0131 297 3177



LOCATION

Gilmerton is situated less than five miles south west of Edinburgh City Centre. It is a high amenity suburb with a selection of local shops nearby as well as Cameron Toll and Straiton shopping centres a short drive away offering a number of well known high street stores as well as large supermarkets 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.

