

37 Grandison Drive, Gilmerton, Edinburgh, EH17 8XR





### Description

Particularly appealing three-bed semi-detached villa occupying a quiet setting on a sought-after development, whilst being only a short journey from a main transport route into City Centre or onto the City bypass for commuting. Ideal family living space with all modern comforts provided within this lovely home which has been very nicely finished off with contemporary style fittings.

- Welcoming reception hallway with WC/cloak room
- Light filled living/dining room featuring a set of French doors opening onto the rear garden
- Well appointed kitchen which comes with a full complement of integrated appliances
- Generous sized master bedroom with twin window
- Two further bedrooms (one double, one single)
- Bathroom which comes complete with an impressive white suite having a shower over the bath
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Private gardens to front and rear
- Driveway

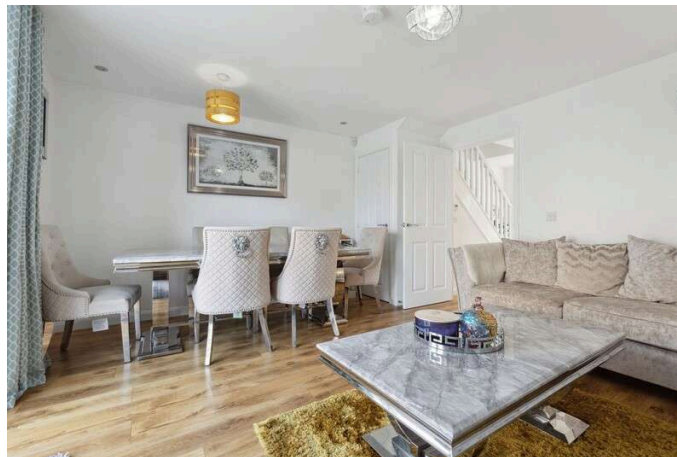
### Extras

The fitted floor coverings, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included.

### EPC Rating: C

### Price and Viewing

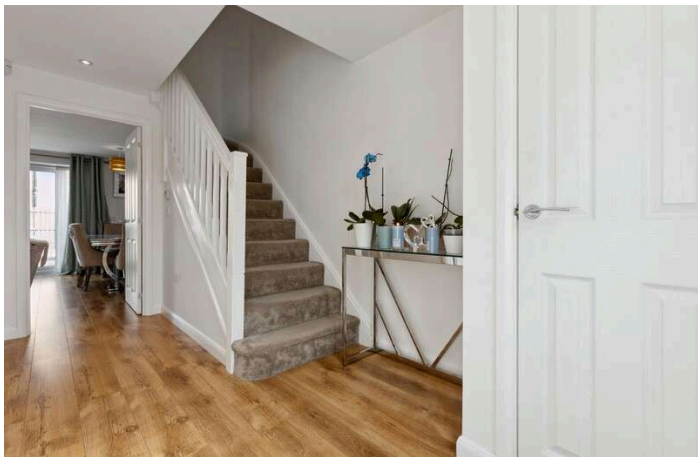
For price and viewing information or further details on this property please contact us on 0131 557 3188.





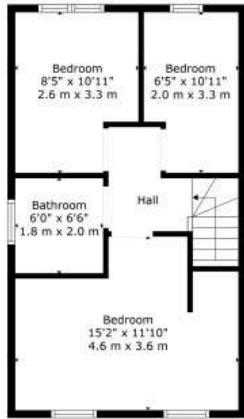
## Location

Gilmerton is a popular city suburb lying approximately 4 miles from the city centre with easy access to the A720 Edinburgh City Bypass connecting with Scotland's main motorway network. A wide range of local shopping amenities is provided, including major supermarkets, and just a short drive away is Cameron Toll Shopping Centre, offering a more extensive retail experience with a range of high street retailers. Ample recreational facilities can be found within the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families and there are several university buildings in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.





Floor 1



Floor 2



GROSS INTERNAL AREA  
 FLOOR 1: 411 sq. ft. 38 m<sup>2</sup>; FLOOR 2: 414 sq. ft. 38 m<sup>2</sup>  
 TOTAL: 825 sq. ft. 76 m<sup>2</sup>  
Measurements are Calculated by Colson Technology. Shown High Relative to Not Guaranteed.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

