

115 Gilmerton Dykes Avenue, Gilmerton, Edinburgh, EH17 8LR



115 Gilmerton Dykes Avenue | Edinburgh | EH17 8LR

### Description

Set in a quiet street, moments from excellent local amenities, quick transport links and vast open green spaces, is this impressive extended three bed terraced villa. Ideal family living space with all modern comforts is provided within this lovely home which has been very nicely finished off with charming interiors and comes with the added attraction of a pleasant leafy aspect to rear boasting views to Hillend Ski Slope.

- Entrance porch with built-in storage
- Hallway
- Living room
- Well equipped kitchen/dining room providing an ideal space for entertaining with French doors opening onto rear garden.
- Two double bedrooms both with fitted wardrobes
- Fully tiled family bathroom fitted with a 3-piece white suite having a shower over
- A staircase from the upper landing leads up to a further double bedroom with bright south-facing aspect and fitted storage
- Externally there is a fully enclosed garden mainly laid to lawn with patio area
- To the front there is a monobloc driveway providing off-street
- Gas central heating and double glazing

### Extras

Blinds, double oven, hob, cooker hood, fridge freezer, washing machine and dishwasher are included. Additional items of furniture may be available by separate negotiations.

EPC Rating: D



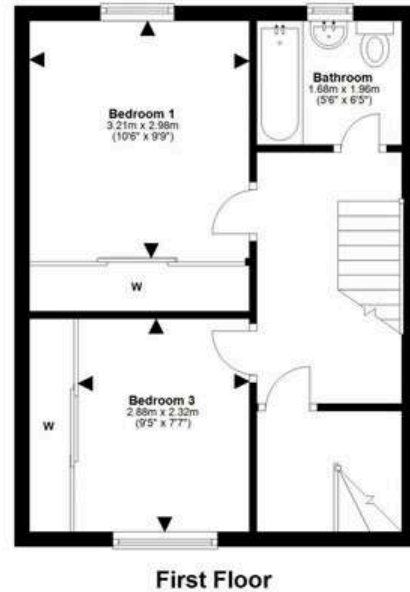
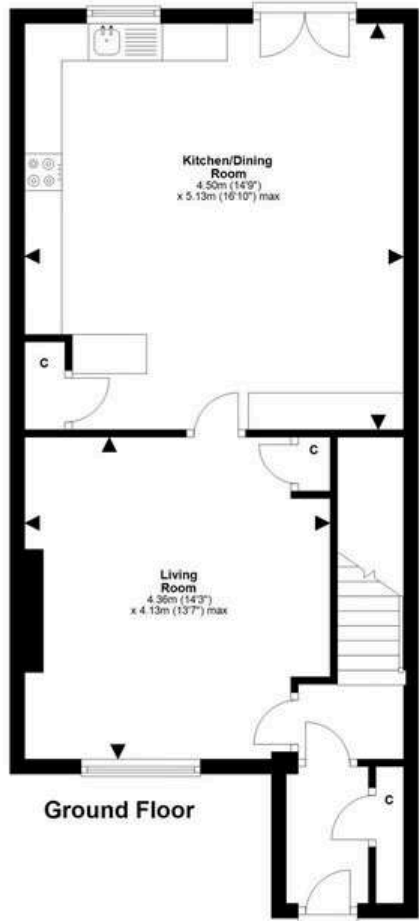
### Location

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.

### Price and Viewing

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





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 buyer. PlanUp 2024  
Plan produced using PlanUp.



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