



4 Westland Cottages, Gilmerton, Edinburgh, EH17 8QT

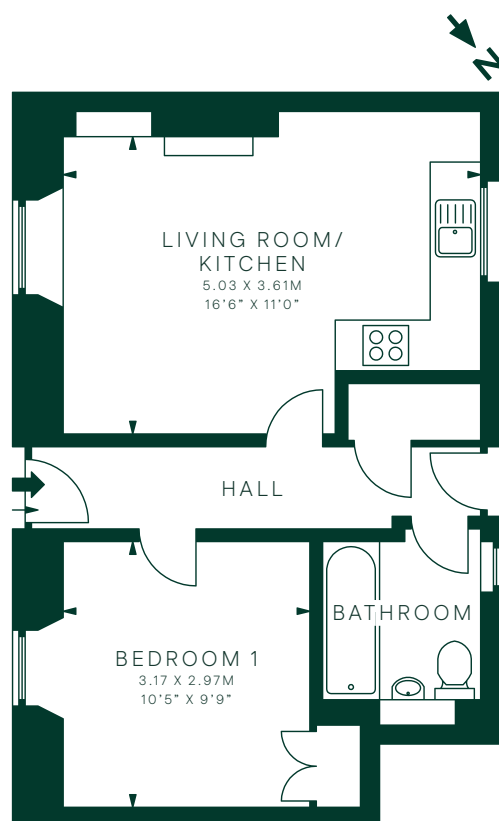
A CHARMING MID TERRACED RED SANDSTONE COTTAGE OF IMMENSE CHARM, BOASTING A QUIET AND PRIVATE ASPECT, CLOSE TO FIRST CLASS AMENITIES.

447 sqft | 41.53 sqm

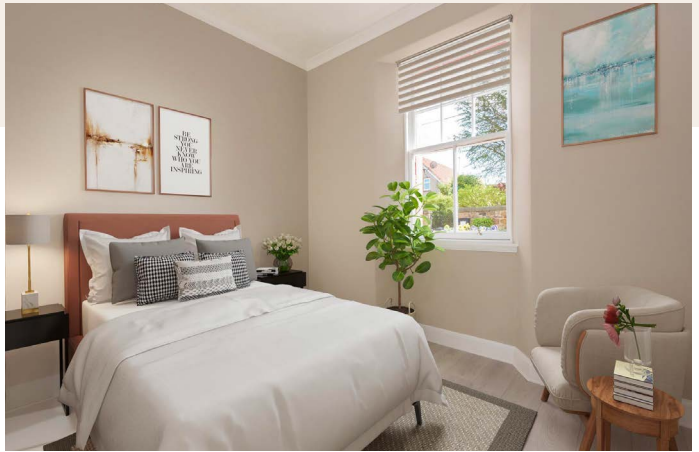
approx. gross internal area

COUNCIL TAX BAND | A

ENTRY: NEGOTIABLE



The internal photos have cgi images to give any purchaser an idea of the property furnished.



The subjects of sale comprise a quaint traditional mid terraced cottage which has been refurbished in the past to include a modern fitted kitchen, white bathroom suite with shower, subtle grey coloured wood flooring throughout and fresh décor of a complementary palate. A gas fired central heating boiler has also been fitted and serves panelled radiators throughout ensuring comfort and economy.

Outside, there is direct access to a shared rear garden, with a private road to the front, for which there will be permission from the owner to park one car outside the property.

The immediate area is served with excellent amenities including two supermarkets, with Cameron Toll shopping Centre or Straiton retail park also within

easy reach. Dobbies Garden Centre, a main Tesco at Bonnyrigg, a variety of first class leisure facilities are also a short distance away.

The property is ideally situated for the city by-pass which links to Edinburgh Airport, the main motorway network and the city centre with excellent public transport also on hand.

This is a truly quaint cottage which is now ready for a new owner to put their finishing touches in place and make it a delightful, cosy home.

Please note some of the photographs are cgi staged and are purely an indication of how the property could look furnished.

Contact.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

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