



26

Candlemakers Park,  
Gilmerton, Edinburgh,  
EH17 8TH

FOR SALE



## Property Summary.

This attractive semi-detached modern villa is set within one of Gilmerton's more established and sought-after developments, popular with residential buyers seeking a quiet yet convenient location.

Occupying a fantastic corner plot, the property enjoys an open aspect and boasts a private driveway and a detached garage, bounded by delightful gardens, offering excellent outdoor space. The home is bright and spacious throughout, providing comfortable accommodation ideal for families, first-time buyers, or those looking to downsize.

Internally, the property offers bright, well proportioned accommodation, ideal for the growing family. A gas fired central heating boiler serves panelled radiators throughout, complemented by double glazing, ensuring comfort and economy.

Whilst well maintained, the property could now benefit from upgrading, this gives any purchaser the opportunity to create a home to their own personal design and specification.

There are attractive, well maintained gardens to the front which incorporate a drive-way. A side access gate leads to the most delightful, fully enclosed garden with greenhouse, apple and pear trees. A single car sized garage has a remote up and over access door and pedestrian access door to the side.
















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A SPACIOUS AND BRIGHT SEMI-DETACHED VILLA  
ON A PRIME CORNER PLOT WITHIN AN ESTABLISHED,  
QUIET RESIDENTIAL LOCATION.

## Features.

-  Entrance Porch
-  Hall
-  Living/Diningroom
-  Spacious fitted Kitchen
-  Three Bedrooms
-  Bathroom (presently a showerroom)
-  Gas fired central heating
-  Double glazing
-  Drive-in Garage
-  Floored Attic
-  Established delightful private gardens

## Extras.

All fitted carpets, curtains, blinds, light fittings and kitchen appliances (The appliances will be sold as seen with no warranty or guarantee as to their working condition). Greenhouse.

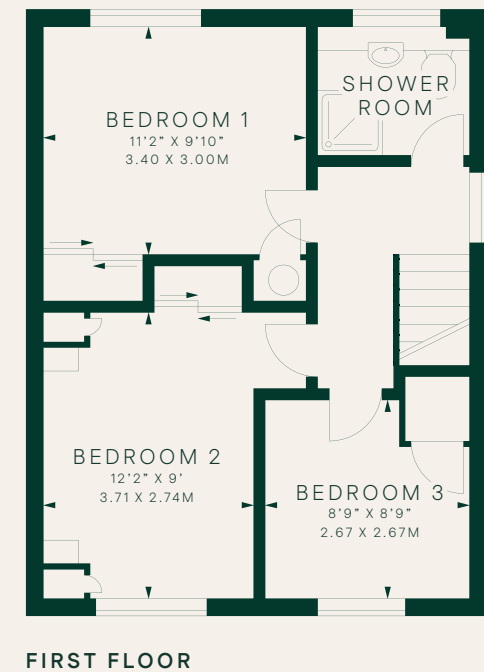
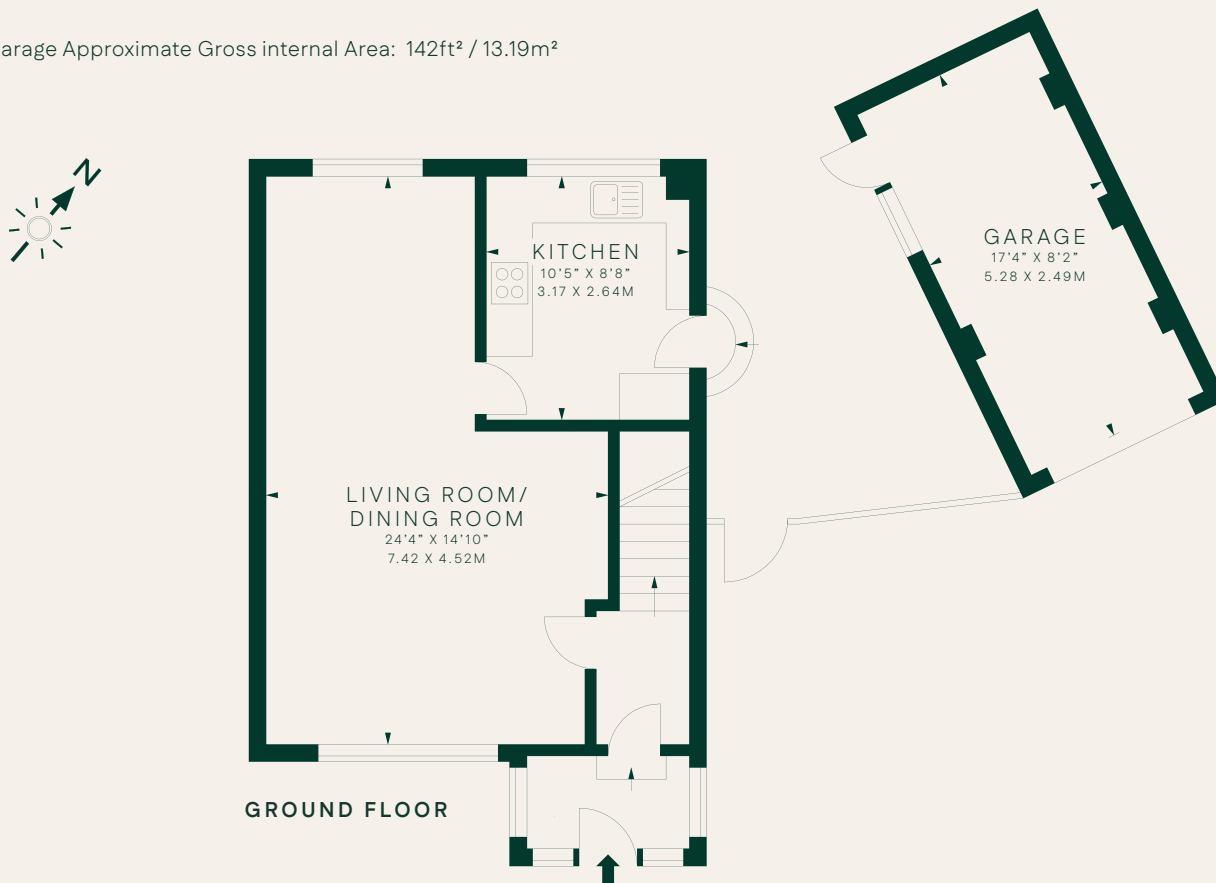


## Floor Plans.

For Illustrative purposes | Not to scale

Approximate Gross internal Area: 926ft<sup>2</sup> / 86.03m<sup>2</sup>

Garage Approximate Gross internal Area: 142ft<sup>2</sup> / 13.19m<sup>2</sup>



COUNCIL TAX BAND | E

ENTRY | Negotiable







## Location.

Gilmerton is a vibrant and established residential area located on the South side of the City. The area has recently undergone extensive redevelopment which in turn has created a community and environment that are served with first class amenities. Of note, is Dobbies garden centre which is close-by, with the Drum Estate also within the vicinity.

The city by-pass is easily accessible, which ensures swift access to Edinburgh Airport, the main motorway networks and outlying districts. Straiton Retail Park has a fantastic range of High Street outlets, including a main Sainsburys, Ikea, Next and a Marks and Spencer's food hall.

Highly regarded schooling which ranges from nursery through to the secondary are on hand, with the city's private schools easily accessible by bus or by car.

**In conclusion, we would highly recommend early viewing of this fantastic family home.**

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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.

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