



10 Lyall Bow
Gilmerton, Edinburgh
EH17 8XT



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Please contact us for
more information:

0131 555 7055
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Summary

This modern detached house offers a tastefully presented family home with three bedrooms, two bathrooms (plus a third WC), and a bright living/dining room benefiting from social connection to a stylish integrated kitchen. Both these areas open onto a large enclosed garden. The property also provides good private parking with an attached garage and a driveway. It is quietly situated on the rural fringes of the city, in popular Gilmerton, with local supermarket shopping and proximity to the bypass for swift commuting.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Peaceful suburban setting
- Well-presented modern detached house
- Entrance hall with storage and WC
- Living/dining room with storage and garden access
- Integrated kitchen with garden access
- Three spacious bedrooms
- Principal fitted storage and en-suite shower room
- Bathroom with shower-over-bath
- Large rear enclosed garden (plus front garden)
- Private driveway and attached single garage
- Gas central heating and double glazing



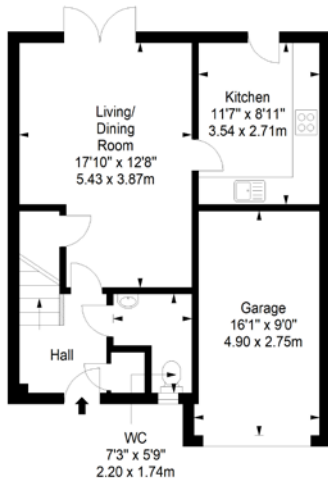




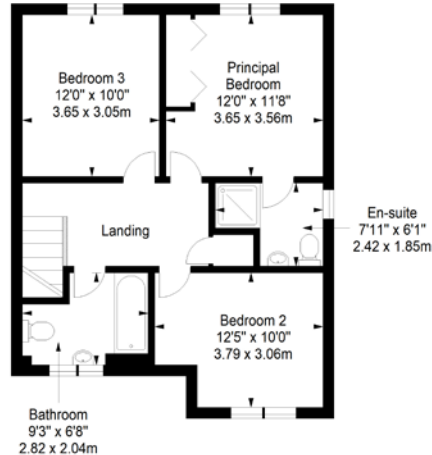


Floorplan

Ground Floor
Approx. 54.9 sq. metres (591.0 sq. feet)



First Floor
Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 109.8 sq. metres (1182.0 sq. feet)

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
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ēspc rightmove  Zoopla.co.uk

EPC Rating - C | Council tax band - F | Home report Value - £330,000

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