

**85 Gilmerton Dykes  
Crescent  
Edinburgh EH17 8JP  
Offers Over £220,000**

- Large living room
- Kitchen fitted with a range of floor and wall mounted units, gas cooker and appliances included
- Three double bedrooms with built in wardrobes
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Beautifully maintained gardens surrounding the house
- Free on-street parking

**Council Tax Band: C**  
**Tenure: Freehold**  
**Shared Ownership: N**



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EPC D



## Semi-Detached

Blair Cadell is thrilled to present this rarely available semi-detached property, occupying a desirable corner plot with gardens surrounding the home – an ideal family residence with potential to extend subject to relevant planning that is truly a must-see.

The accommodation comprises of a spacious living room featuring an electric fireplace, creating the perfect space to unwind with family and friends. Well-equipped kitchen fitted with a range of floor and wall-mounted units, a gas cooker, and appliances included in the sale. Three generous double bedrooms, with all benefiting from built-in storage. Family bathroom on the ground floor, complete with a three-piece suite and mains-powered shower over the bath. Hallway and a rear vestibule housing a large, useful storage cupboard. Landing that provides access to large attic space. The property is kept warm and energy-efficient with gas central heating and double glazing throughout. Outside, the fantastic gardens wrap around the home, featuring lawns and mature flower beds and a useful garden shed – the perfect setting for relaxing outdoors during the summer months. Ample free on-street parking is also available. (Please note: No warranties for systems or appliances.)

Gilmerton is a well-connected and popular residential area, located just south of Edinburgh's city centre. The neighbourhood offers a variety of local shops and amenities within walking distance, along with excellent bus services to the city centre and other parts of Edinburgh. For larger shopping needs and entertainment options, the Straiton and Fort Kinnaird retail parks are only a short drive away, featuring cinemas, restaurants, and major retail outlets. Families will appreciate the range of schools from nursery to senior level in the area, while professionals benefit from the easy commute to Edinburgh Royal Infirmary, the Medical School, the new Sick Kids Hospital, and Edinburgh University's King's Buildings. Leisure opportunities abound, with Gracemount Leisure Centre offering a broad range of activities, nearby golf courses, and the Pentland Hills Regional Park and Hillend Winter Sports Centre just a little further afield and Burdiehouse nature reserve on doorstep. Additionally, the city bypass provides swift access to the west and east sides of Edinburgh, as well as key routes like the Queensferry Crossing and Edinburgh International Airport.

**Viewing by appointment on 0131 337 1800**

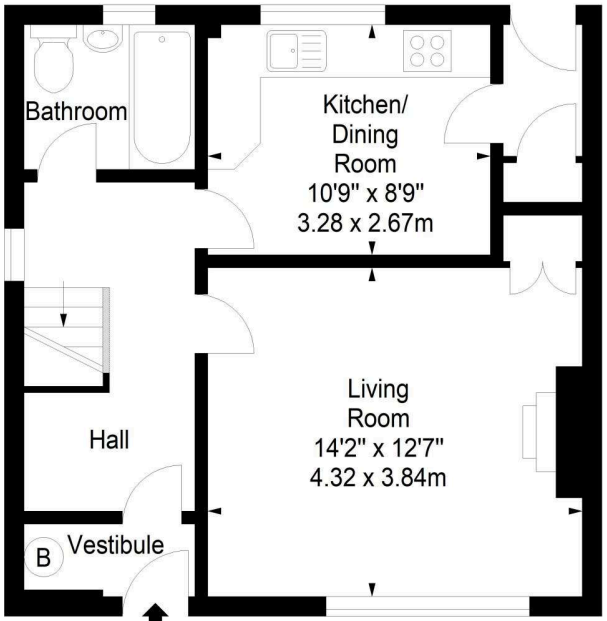




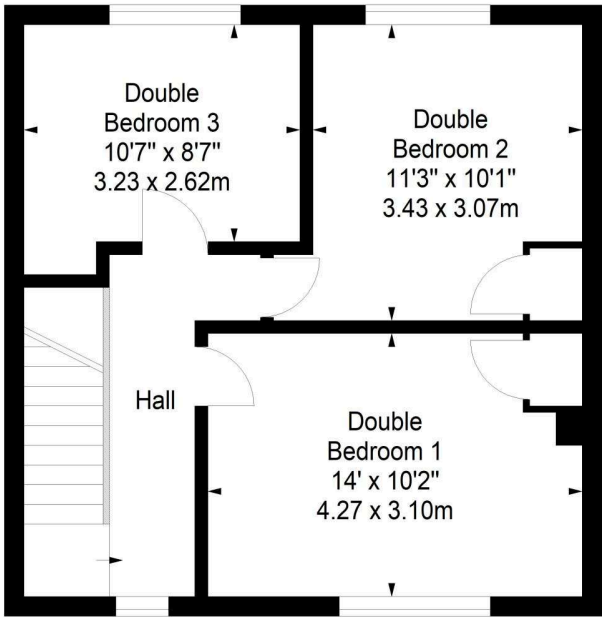
**Gilmerton Dykes Crescent,  
Edinburgh,  
Midlothian, EH17 8JP**



Approx. Gross Internal Area  
924 Sq Ft - 85.84 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

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