



24 East Kilngate Rigg
EDINBURGH, EH17 8UA



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Gilmerton is a popular residential area which lies to the south of the city centre. There is a good range of specialist local shops. Further amenities include Sainsbury's and banking facilities at nearby Cameron Toll and additional High Street shopping facilities at Straiton Retail Park such as Marks & Spencer, Boots and Ikea and Costco over the road. The city centre is easily accessed by car or bus, approximately fifteen minutes away, and the Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Forth Road Bridge, the Scottish Borders and East Lothian. Good schooling is within easy reach in both the state and private sectors. The area offers a wide range of leisure facilities. Gracemount Liesure Centre, Liberton Rugby Club and Liberton Golf Course are close at hand with Inch Park, Peffermill Playing Fields, Mortonhall Golf Course and Craigmillar Park Golf Course further afield.

DESCRIPTION

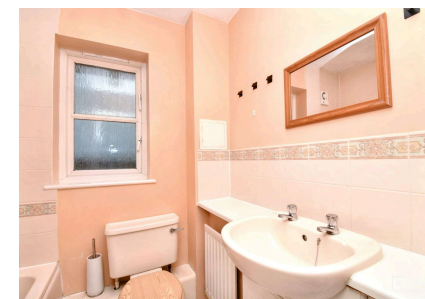
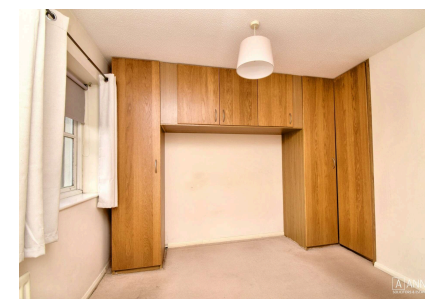
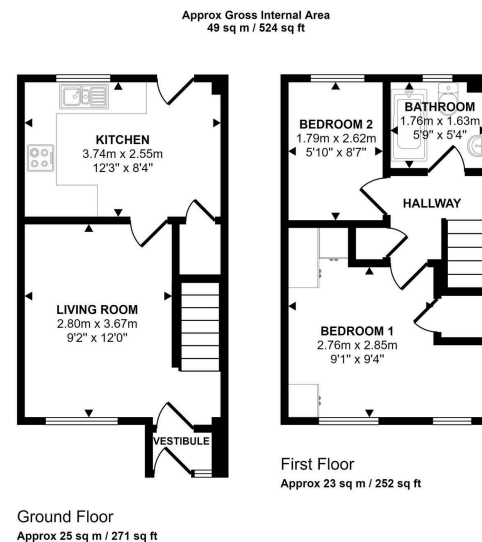
24 East Kilngate Rigg is an impressive semi detached villa offered to the market. The property is quietly located in a popular modern residential development with driveway and secluded rear garden. The accommodation comprises vestibule, living room, kitchen/dining room, two double bedrooms and bathroom with shower. Other benefits include gas central heating, double glazing and loft.

EPC RATING

The energy efficiency rating for this property is band C

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



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