










Offers Over  
**£375,000**

## 11 Harper Place

Gilmerton | Edinburgh | EH17 8BG

A fantastic opportunity has arisen to purchase this spacious, well proportioned detached villa with driveway and garage, immaculately presented in a quiet modern development. The accommodation would ideally suit the growing families and early viewing is highly recommended.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms  
Downstairs WC
-  Garage  
Driveway
-  Private gardens
-  EPC rating - B
-  Council tax band - G



## Description

In brief the attractive accommodation comprises; welcoming entrance hallway with WC and built-in storage, generously proportioned and bright box-bay windowed lounge, fantastic sized contemporary kitchen open plan to dining/family area with French doors to the rear garden, useful utility room with door to side, light and airy principal bedroom with fitted wardrobes and en-suite shower room, three further good sized double bedrooms and modern family bathroom with white three-piece suite and shower over bath. Further benefits include has central heating and double glazing.



## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated double oven, integrated hob, integrated dishwasher and fridge/freezer. Other items of furniture can be made available by separate negotiation.

## Gardens, Driveway & Garage

To the front lies an area of neat lawn and driveway providing off-street parking together with a single garage (with electricity supply) located to the side of the property. There is a generously sized private garden to the rear which is fully enclosed and mainly laid to lawn with an area of patio. A door to the rear of the garage provides direct access from the rear garden.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

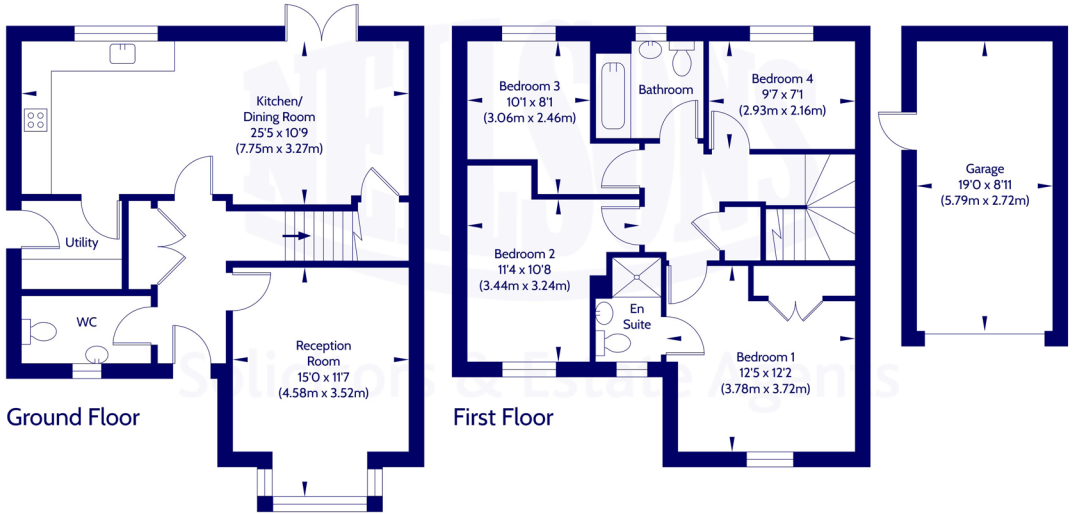
Harper Place is quietly situated on the outskirts of the sought-after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close at hand offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.



Approx. Internal Area 113.84 Sq M / 1225 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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