



Solicitors & Estate Agents










Offers Over
£290,000

15 Carter Drive

Gilmerton | Edinburgh | EH17 8GR

Neilsons are delighted to offer to market this attractive four bedroom terraced townhouse, pleasantly positioned within a sought-after modern development within Gilmerton. Close to excellent amenities and transport links, the property will appeal to a variety of buyers including professionals and growing families. Viewing suggested.

-  4 beds
-  1 public
-  2 bathroom
-  Private gardens
-  On-street free parking
-  EPC Band - C
-  Council Tax Band - F



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge/diner with French doors leading to the garden and a useful downstairs storage cupboard, modern fully-fitted kitchen with a range of integrated white goods whilst being styled with matte effect units and a wooden worktop, partially-tiled two-piece W/C, first floor landing with a handy cupboard, principal double bedroom with twin windows and integrated wardrobes, partially-tiled ensuite shower room, second generous double bedroom with room for freestanding furniture, second landing with attic access, third sizeable double bedroom with lovely views over Midlothian, fourth good sized double bedroom with twin windows, integrated wardrobes and a storage cupboard housing the boiler, and a partially-tiled family bathroom suite.

Further benefits include a security intruder alarm system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £60 every 6 months.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front, a small low maintenance private garden space welcomes you to the main entrance whilst the rear garden is mostly laid with artificial turf as well benefitting from a patio area for garden furniture. For the car owner, unrestricted on-street parking can be found to both the front and back of the property to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





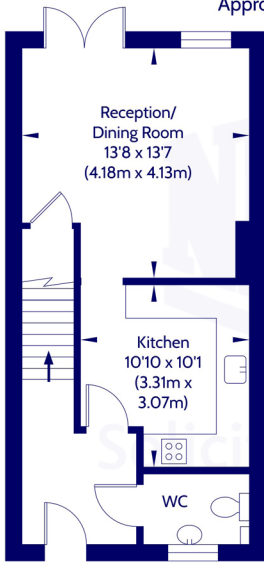
Location

Carter Drive 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.

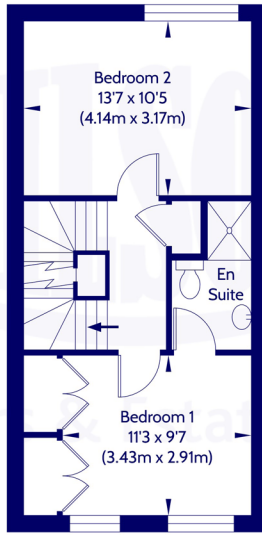




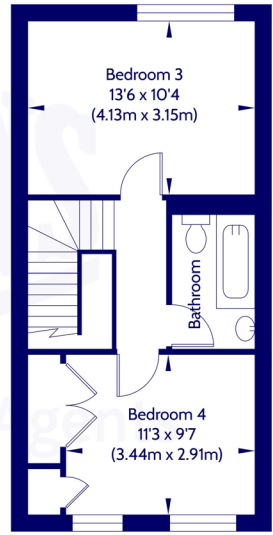
Approx. Gross Internal Floor Area 111.06 Sq M / 1196 Sq Ft.



Ground Floor



First Floor



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

