










Offers Over
£175,000

35 Gilmerton Place

Gilmerton | Edinburgh | EH17 8TP

This charming end-terraced house offers a cozy yet functional living space, making it an ideal choice for first-time buyers, couples, or small families. The thoughtfully designed layout maximizes space while maintaining a comfortable and inviting atmosphere throughout the home. The property is ideally located for the main commuter links through the region with local amenities close-by.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - D



Description

Upon entering, you're greeted by a welcoming lounge area that provides a perfect retreat for relaxation and family time. Whether you're hosting guests or enjoying quiet evenings in, the lounge is spacious enough for a variety of furniture arrangements, allowing you to tailor the space to your personal style and needs. The heart of the home is the breakfasting kitchen, a bright and modern space that combines functionality with a contemporary aesthetic. Fitted with sleek cabinetry and equipped with integrated appliances, including a fridge/freezer, oven, hob, and washing machine, this kitchen is perfect for preparing meals with ease. The adjoining breakfast area offers a comfortable spot for casual dining, ideal for busy mornings or relaxed weekend brunches. A door leads directly from the kitchen to the private rear garden, seamlessly blending indoor and outdoor living. The garden provides a peaceful outdoor retreat, perfect for al fresco dining, gardening, or simply unwinding in a space that's your own. Upstairs, the property features two spacious double bedrooms, each offering ample storage options. The master bedroom is designed with mirrored fitted wardrobes, enhancing both style and practicality by providing generous storage while reflecting light to create an airy feel. The second bedroom includes a large built-in storage cupboard, offering flexible storage solutions for a growing family, or perhaps doubling as a home office or guest room. The family bathroom is tastefully appointed with a modern white three-piece suite, ensuring a fresh and clean environment. Its minimalist design complements the overall sense of simplicity and functionality that runs throughout the home.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Outside, the private rear garden offers a low-maintenance outdoor space that is perfect for relaxation or family activities. Additionally, an allocated parking space at the front of the property provides convenient and secure parking.

Viewing

Please contact Neilsons on 0131 625 2222.tails.





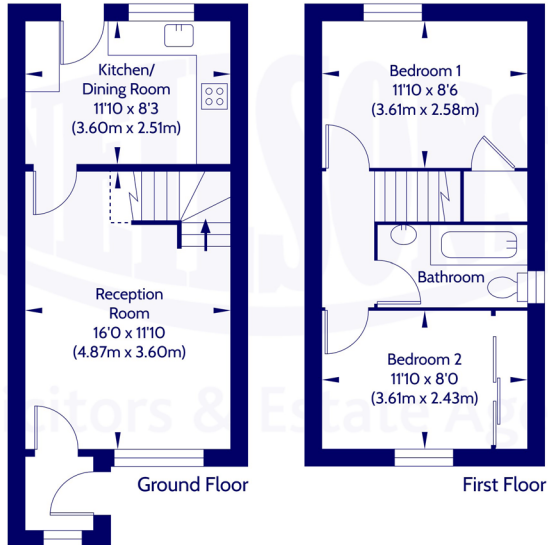
Location

Gilmerton Place forms part of a modern development within the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close by offering a more extensive range of shopping requirements. Great public transport services are close at hand Lasswade Road and Gilmerton Dykes Street 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 lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym 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 55.79 Sq M / 600 Sq Ft.



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.



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