



Offers Over
£280,000

68 Candlemaker's Park

Gilmerton | Edinburgh | EH17 8TJ

A superb opportunity has arisen to acquire this delightful three bedroom semi-detached extended villa, quietly positioned within a sought-after residential pocket of Gilmerton. Close to fantastic amenities and commuting links, the property will undoubtedly appeal to growing families.

- 3 beds
- 1 public
- 1 bathroom
- Private gardens
- Driveway
- EPC Band - C
- Council Tax Band - E



Description

Internally, the property is offered to market in true move-in condition while briefly comprising of; welcoming entrance hallway, beautiful and spacious lounge with French doors leading to the rear garden, stylish fully-fitted kitchen/diner with a range of integrated white goods, paneling in splash areas and under-unit lighting, adjoining utility room with space for freestanding white goods, first floor landing with Ramsay ladder access to the partially-floored attic, first generous double bedroom with a front-facing aspect and integrated wardrobes with sliding mirrored doors, second sizeable double bedroom with a rear outlook and room for freestanding furniture, third single bedroom allowing for optional use as a home office/study, and a contemporary fully-tiled bathroom suite with an over-bath rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.

Residents association fee of approximately £70 per annum for the upkeep of the common areas.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge and microwave, light fittings (with the exception of the lounge light fitting) and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Well-kept private gardens can be found to both the front and rear of the house. The rear garden offers a lovely West-facing outlook with a wooden deck and raised lawn. For the car owner, there is a driveway for off-street parking as well as unrestricted on-street parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





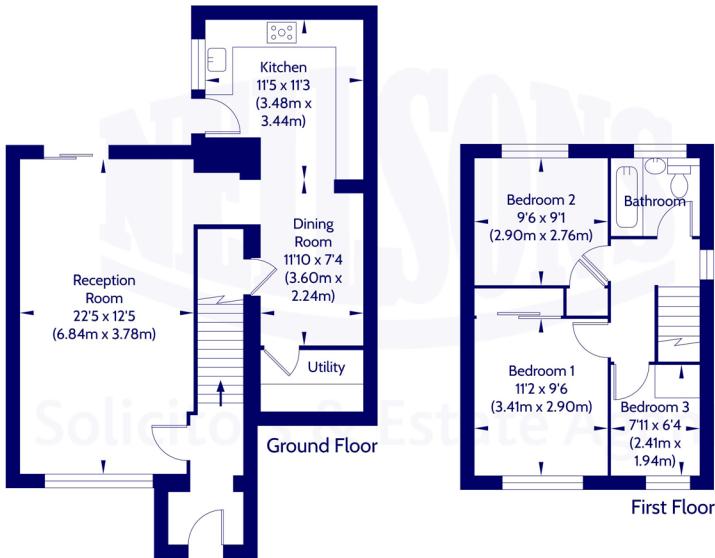
Location

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 at the 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 93.27 Sq M / 1004 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.



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



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