



Solicitors & Estate Agents










Offers Over

**£240,000**

# 16 The Spinney

Gilmerton | Edinburgh | EH17 7LD

Nestled in the popular residential area of Gilmerton, this well-proportioned 3-bedroom semi-detached villa offers comfortable family living with excellent local amenities and transport links nearby. The property boasts lovely private gardens and a single garage.

-  3 beds
-  1 public
-  1 bathroom
-  Private Gardens
-  Garage & Driveway
-  EPC Band - D
-  Council Tax Band - D



## Description

Internally, the property is presented in a move in condition whilst briefly comprising; welcoming entrance hallway, spacious lounge/diner filled with sliding glass door leading to the garden, good-sized fully-fitted kitchen with a range of integrated white goods, tiling in splash areas, useful understairs storage, and a handy breakfast hatch, landing with storage and attic access, generous first double bedroom with integrated double wardrobes, second well-sized double bedroom with more integrated double wardrobes and room for freestanding furniture, third single bedroom offering flexible use as a home study, and a partially-paneled bathroom suite with an over-bath shower, and heated towel rail.

Further benefits include Hive gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property boasts a well-kept rear garden featuring a neatly kept lawn and a sizeable slabbed patio – perfect for outdoor dining. The garden is well screened by mature greenery offering privacy. For the car owner, there is a single driveway leading to a private garage offering secure storage or additional parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







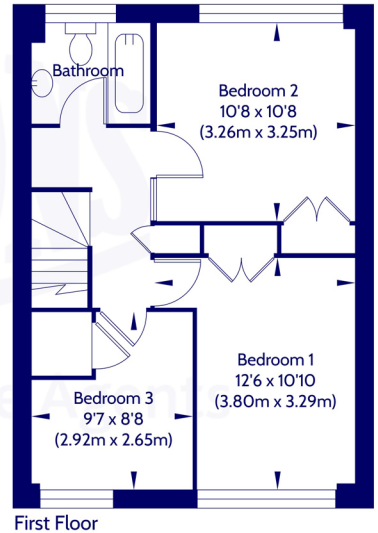
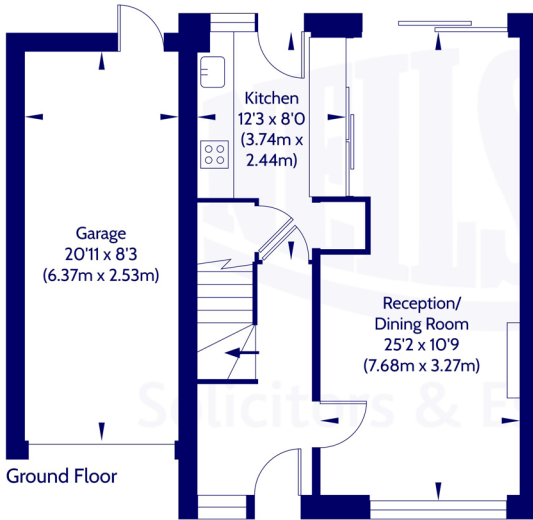
## Location

The Spinney forms part of 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 and Aldi 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 Gilmerton Road operate to and from the City Centre, The Royal Infirmary 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 82.74 Sq M / 891 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 floor plan and further information.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

