

Welcome to Westland Cottages, rarely available, this charming three bedroom terraced property is arranged over two floors with private garden to the front offering bright and spacious accommodation. The property is ideally located in the popular Gilmerton area of Edinburgh close to an abundance of amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Reception hallway.
- Bright and spacious living room front facing.
- Kitchen equipped with a range of wall and base units.
- Rear hallway, door accesses the rear communal garden.
- Front facing double bedroom located on the ground level.
- Further two bedrooms on the upper level.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating, sash and case windows.
- Private gardens to the front, shared garden to the rear.
- On street parking.



## Location

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity including Lidl, Iceland, Aldi and Morrisons supermarkets. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh with a bus terminus being within easy walking distance of the flat, and the main commuting routes, including the M8 and M9, are also easily accessible, with an airlink bus to the airport. The property is also ideally positioned for those connected to the Royal Infirmary.

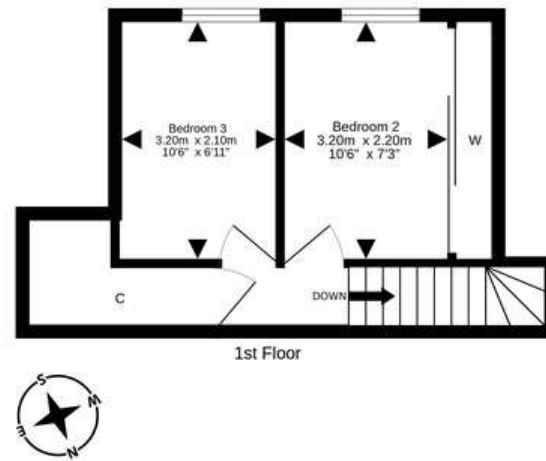
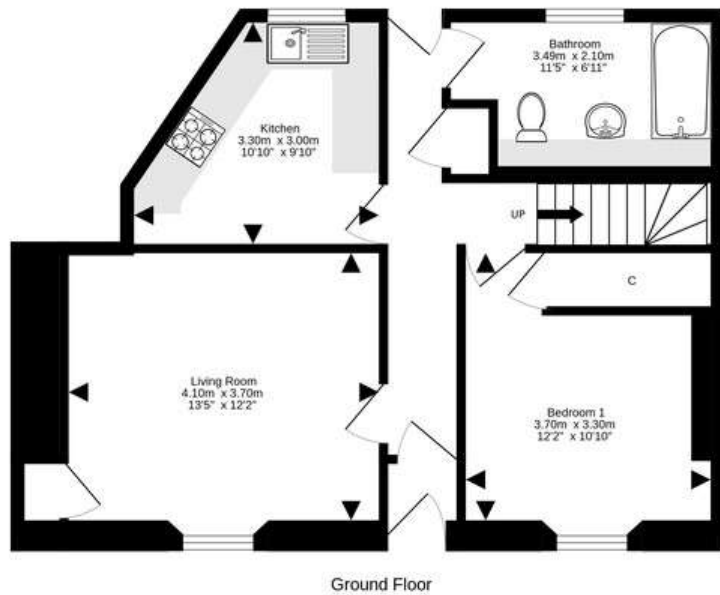
## Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and floor coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

