



222 Gilmerton Dykes Crescent, Edinburgh, EH17 8JE

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Welcome to 222 Gilmerton Dykes Crescent a well-proportioned three-bedroom semi-detached property arranged over two levels with generous sized gardens to the front, side, and rear with a gated Monoblock driveway for off-street parking. The property is ideally located in the popular Gilmerton area of Edinburgh close to an abundance of local amenities, schooling, and transport links along with an easy access route to the city bypass. The property is presented to the market in condition which would allow the buyer to move in quickly being presented in good order throughout. We would recommend an early viewing

- Reception hallway with a useful storage cupboard
- Bright and spacious living room, front facing, with living flame gas fire and quality feature fire surround
- Fitted kitchen equipped with a range of units, touch control ceramic hob, extractor, oven, white goods, and door accesses the rear garden
- Bedroom three located on the ground floor with built-in storage
- Staircase to the upper level with mid landing window, upper hall with store cupboard, and loft ladder access (loft part floored with light)
- Separate WC
- Generously sized double bedroom with twin front facing windows, store cupboard, and built-in mirrored wardrobes
- Rear facing double bedroom with twin windows, and built-in storage
- Shower room comprising WC, wash hand basin with vanity unit, and shower cubicle with electric shower
- Gas central heating and double glazing.
- Good sized garden grounds to the front, side, and rear forming the ideal space for relaxation and outside entertaining
- Gated driveway for off-street parking
- CCTV fitted



Location

Gilmerton is a long-established and sought after residential area which lies approximately four miles to the South of the city centre and offers an excellent range of local amenities. The thriving community is now well served by independent shops with further shopping facilities available at nearby Cameron Toll Shopping Centre, Fort Kinnaird, and Straiton Retail Park. With excellent public transport links into the city centre and other areas of Edinburgh, Gilmerton is ideally positioned to enjoy the wealth of leisure facilities and cultural attractions offered in and around Edinburgh. There are excellent sport and recreational facilities including nearby Gracemount Leisure Centre, the Commonwealth Swimming Pool and Gym, the Braid and Pentland Hills, and a wide range of golf courses. There are state and independent schooling options, with early years, primary and secondary education close by. The Royal Infirmary is just a five-minute drive away and the property is ideally located for commuters, with quick and easy access to the Edinburgh City Bypass, which connects to the M8/M9 motorway networks, Forth Road Bridge, Edinburgh airport and beyond.

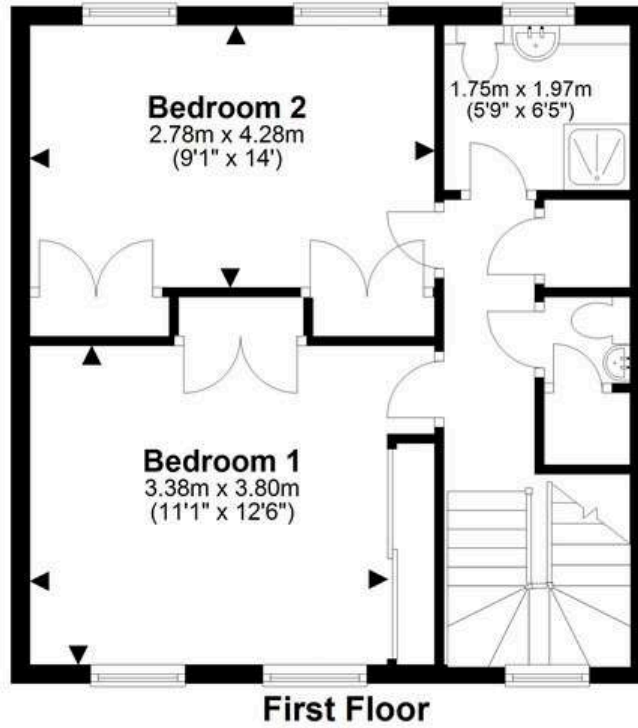
Extras

Included in the sale are: Floor coverings, light fittings, blinds, integrated appliances, remaining white goods, the gardens sheds, and some garden furniture. Seller happy to include the furniture in the sale price. No warranty applies to any integrated or free-standing appliances, any other movable item as these are deemed sold as seen. Other items may be available by negotiation and are subject to offer.

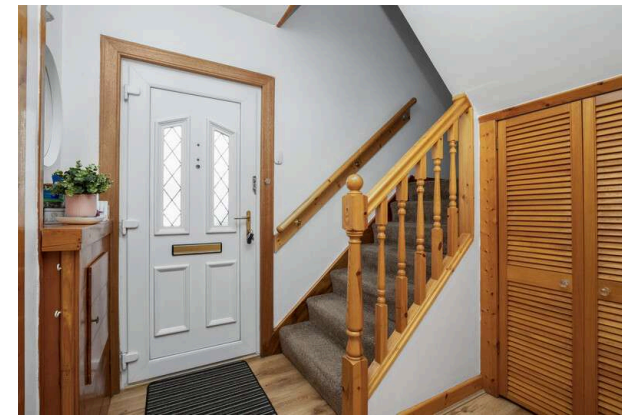
Price & Viewing

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

FCB Real Estate



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

