



34 Gilmerton Place, EDINBURGH, EH17 8TP



## Welcome

Welcome to 34 Gilmerton Place, set within a quiet residential cul-de-sac, this attractive two-bedroom terraced house offers a superb opportunity for first time buyers, young families, or those looking to downsize in the sought-after Gilmerton area. The property boasts contemporary interiors and thoughtful design throughout, ensuring both comfort and practicality. The front garden welcomes you to the home, while the rear garden provides a private outdoor retreat, ideal for relaxing or entertaining. The property comes complete with allocated parking for two cars to the front of the property.



- Entrance porch
- Bright and spacious living room, front facing, with stairs to the upper level and small under stair store
- Fully fitted kitchen equipped with a range of wall and base units, electric hob, glass splash back, extractor, oven, and free-standing white goods including, washing machine, dishwasher, and fridge freezer
- Upper hall with loft access
- Double bedroom rear facing with views towards Edinburgh, built in mirrored wardrobes and over stair storage
- Further double bedroom, front facing, with built-in mirrored wardrobes
- Bathroom comprising WC, wash hand basin and bath with electric shower over and shower screen
- Recent double glazing and gas central heating with new boiler and Hive controller
- Private garden grounds to both the front and rear
- Allocated parking for two cars with ample additional visitor parking



## Gilmerton

Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated appliances, white goods, or any movable items included in the sale. Other items including free-standing white goods are available by negotiation.



# Get in touch

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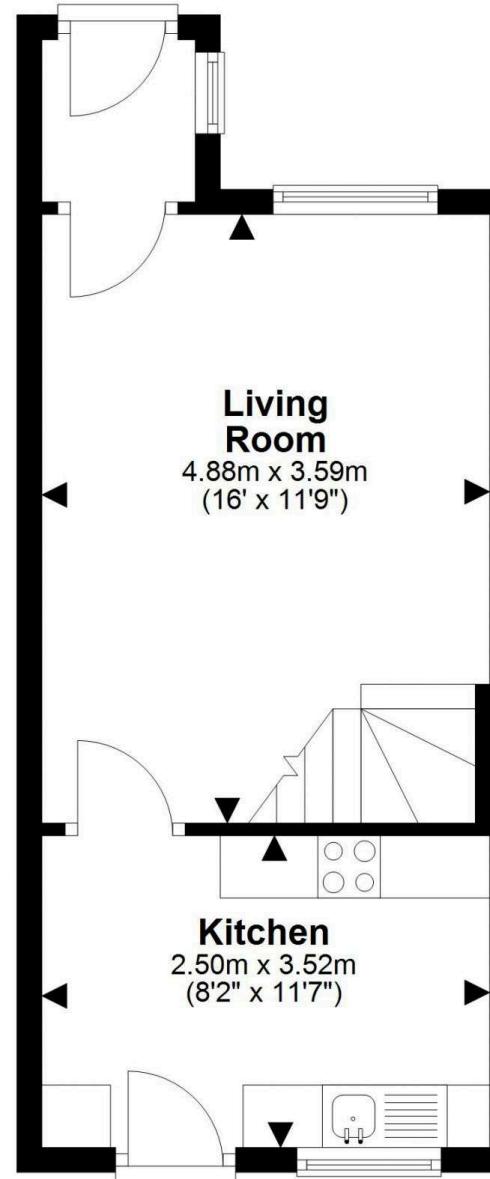
 0131 240 3818

Property Hub:  
25-27 High Street, Dalkeith  
EH22 1JB

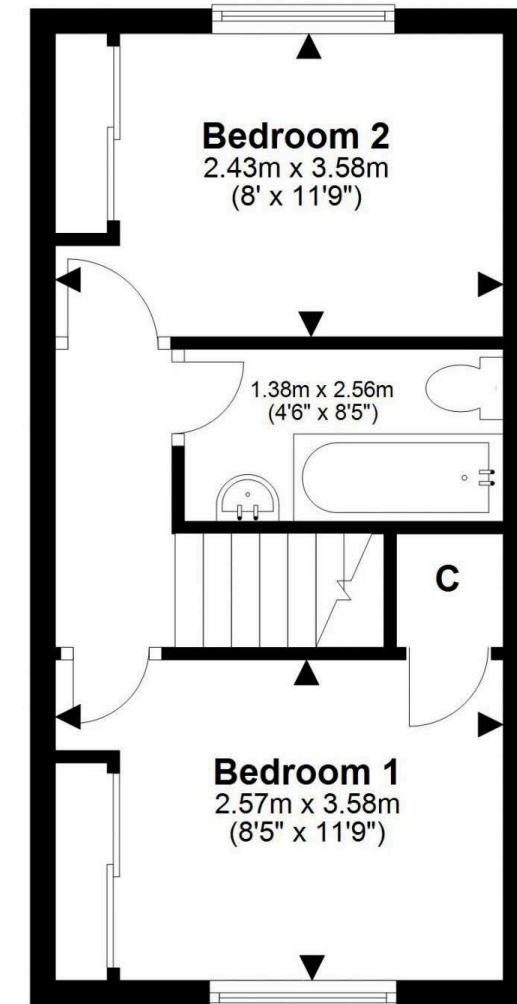
Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**



**First Floor**

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