





Welcome

Welcome to Gilmerton Dykes Road, this charming three bedroom semi-detached property is set on a quiet street in the heart of Gilmerton, just moments from an abundance of excellent amenities, quick transport links, schooling and vast open green spaces. The property further benefits from an enclosed landscaped private garden to the rear to include the garden shed and patio area, useful side area storage along with a driveway and garden to the front. This property would make an ideal home for a growing family, professional couple or individual, or indeed an investment opportunity, ideally situated in a sought-after area. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule
- Downstairs WC
- Front facing living room
- Dining kitchen set to the rear
- Three bedrooms
- Bathroom presented a shower room
- Attic storage area accessed by a fixed ladder
- Gas central heating
- Double glazing
- Gardens to the front and rear
- Driveway with additional on street parking







Gilmerton

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Parks which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

Extras

Extras: All fitted floor coverings, light fittings, and integrated appliances are included in the sale.





Get in touch

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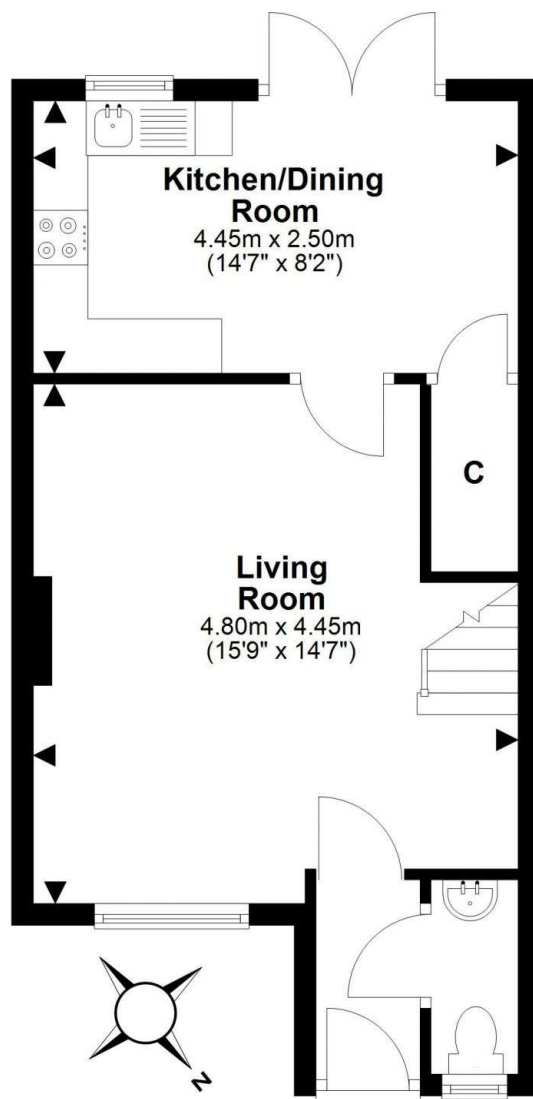
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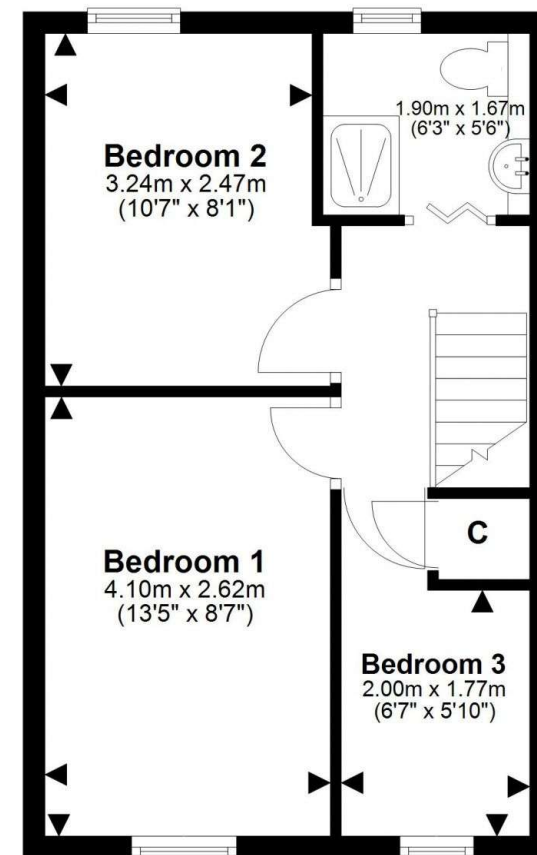


CHARTERED FIRM

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.