



39 Edwards Wynd
Gilmerton, Edinburgh, EH17 8XW



39

Edwards Wynd

Immaculately presented four bed family home situated in a quiet modern development in Gilmerton.

- Welcoming hallway with hall cupboard and downstairs wc
- Bright and sunny living room to front
- Dining room/snug with wood burning stove and views to rear garden
- Modern breakfasting kitchen with french doors leading out to the garden
- Principal bedroom with built-in wardrobes and en-suite shower room
- Two further double bedrooms sharing Jack and Jill shower room
- Fourth double bedroom
- Three piece family bathroom
- Integrated garage with power and lighting and driveway
- Fully enclosed rear garden with summer house

Offers Over : £425,000

Home Report: £440,000

EPC Rating: C

Council Tax: G

Tenure: Freehold

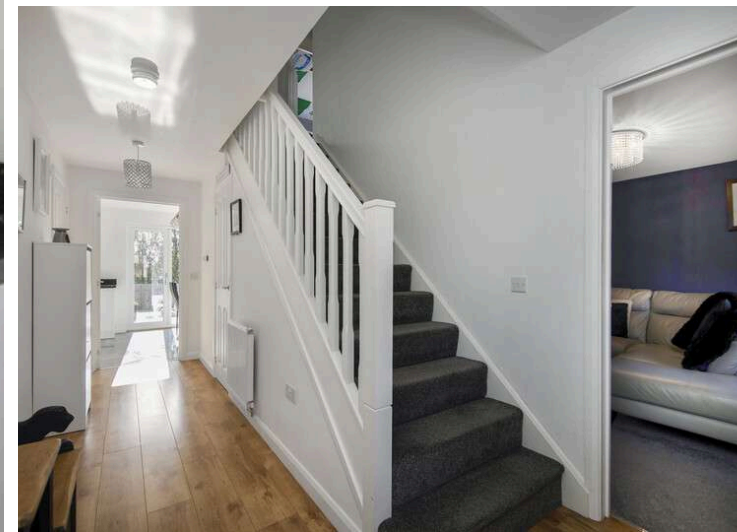


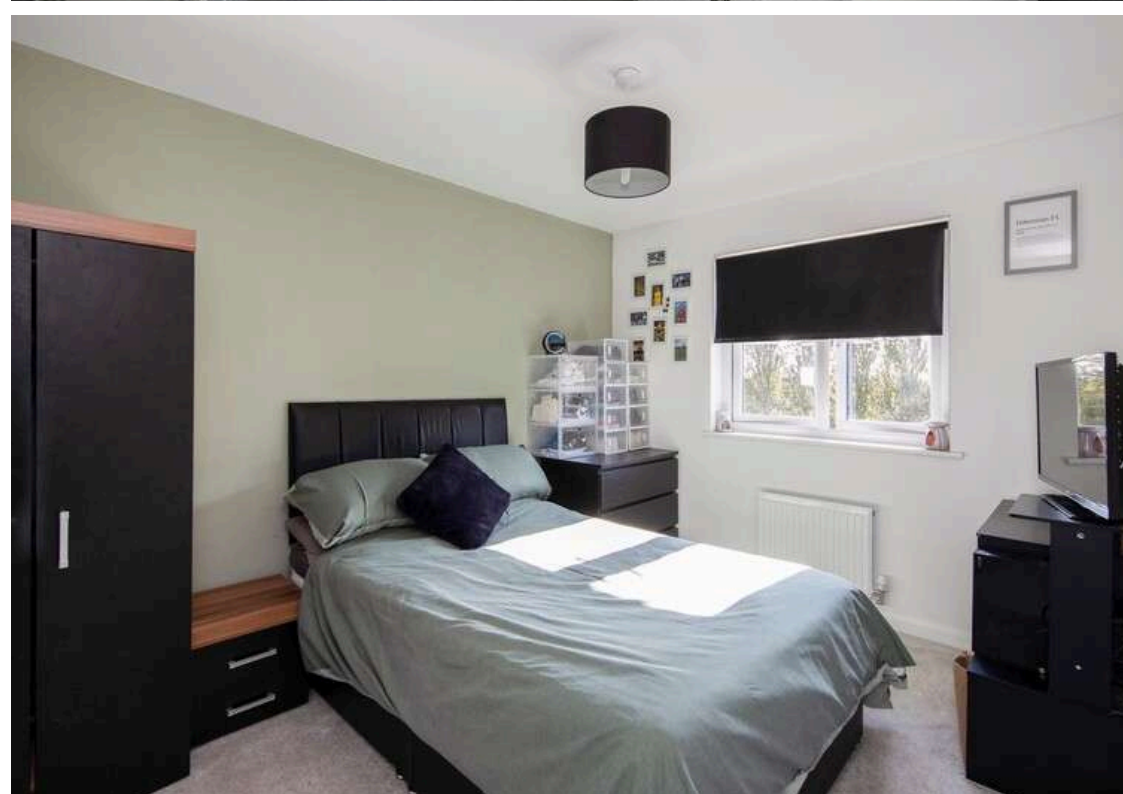
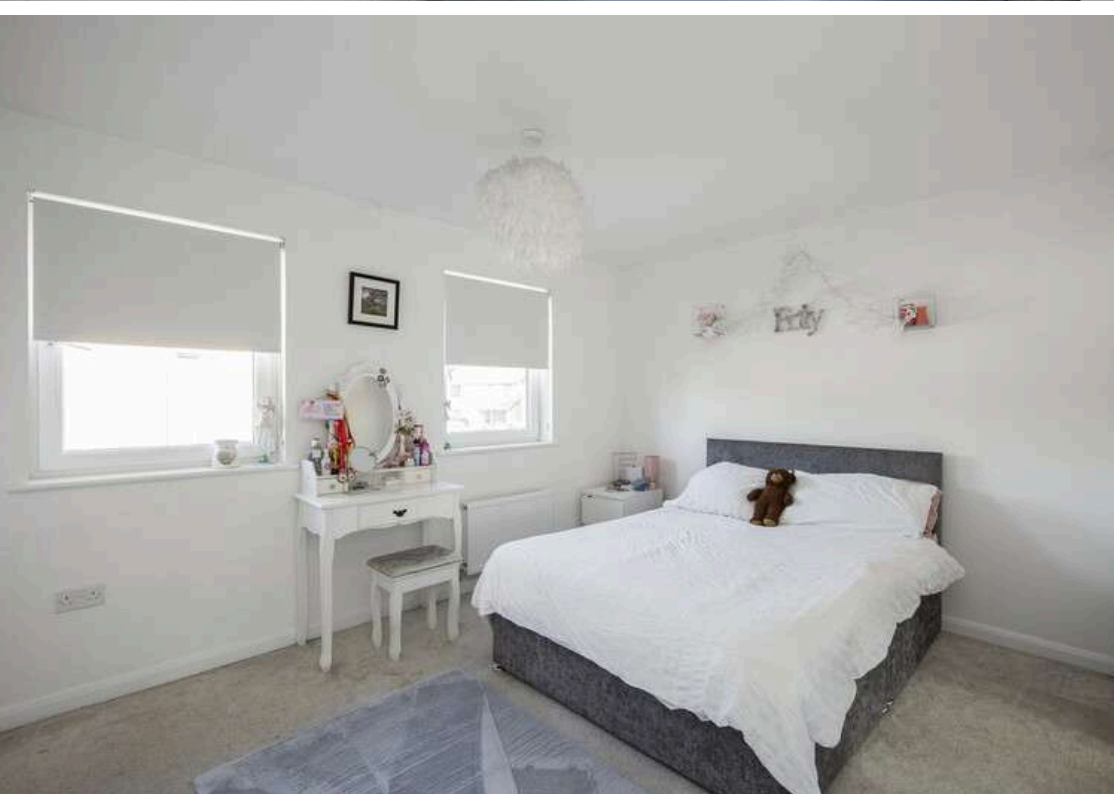
Superb four bed detached villa offering flexible family accommodation set in a desirable modern development.

The property comprises welcoming entrance hallway with hall cupboard and downstairs wc, generously proportioned bright living room to front with interconnecting doors into the dining room/snug with cosy wood burning stove and views out to the garden, modern fully fitted breakfast kitchen with integrated appliances and french door leading out to the rear garden. The upper floor landing provides access hatch to a partially floored attic for storage, principal bedroom with built-in wardrobes and en-suite shower room, two further good sized double bedrooms sharing a Jack and Jill shower room, fourth double bedroom and a three piece family bathroom. Externally, the property benefits from an integrated garage with light and power, driveway to the front with lawn together with beautifully manicured rear enclosed garden with patio area, faux grass and summer house.

Extras: all fitted floor coverings and carpets, blinds and curtains, light fittings, oven, hob, fridge/freezer, dishwasher and washing machine are included in the sale.

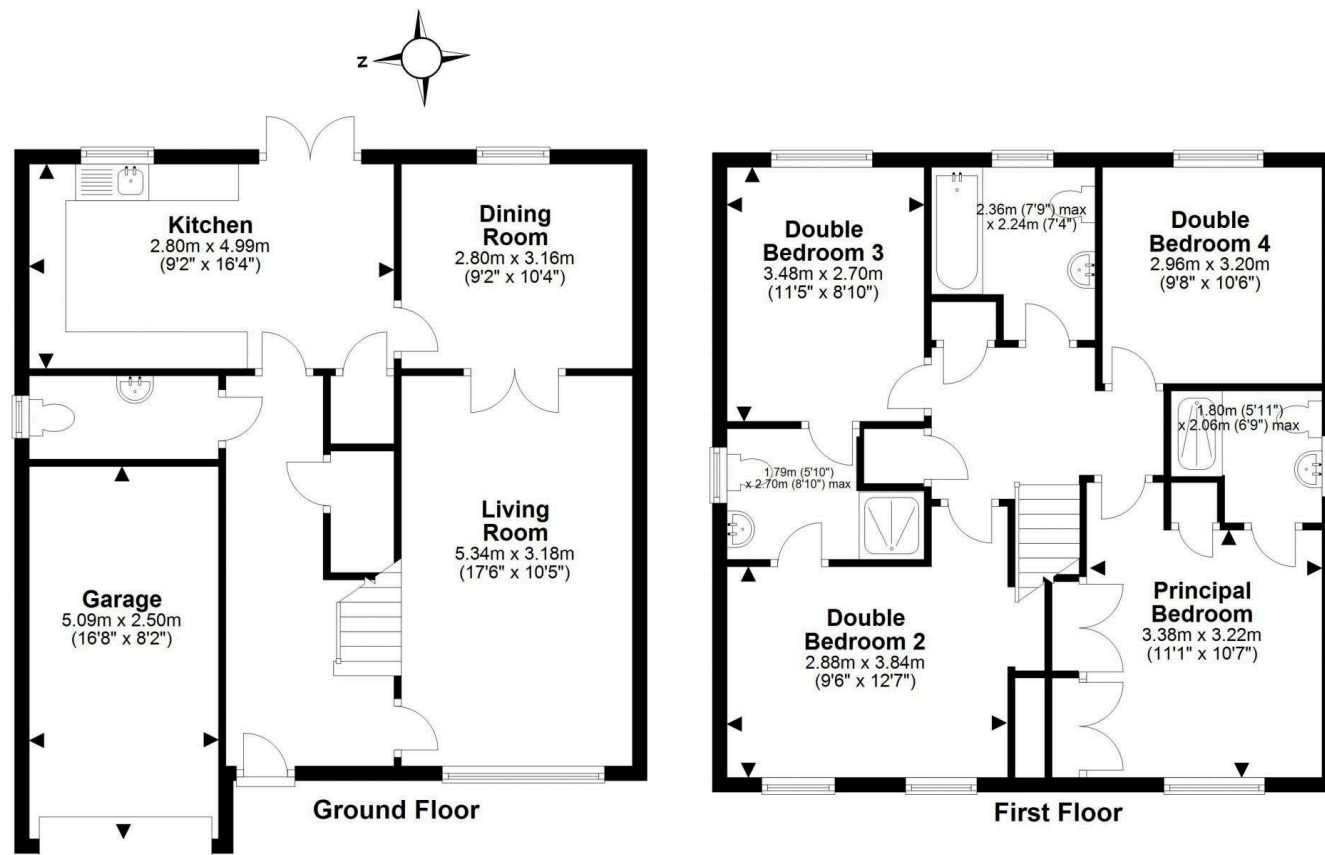
Factor: The property is factored by Ross & Liddell at an approximate cost of £25 per quarter, inclusive of upkeep of communal green areas.







Gilmerton lies to the south of the city centre. There is a good range of local shopping and banking facilities at nearby Cameron Toll including a Sainsbury's supermarket and additional shopping facilities at Straiton retail park. There are opportunities for pleasant walks around Blackford Hill, Braid Hills and the Pentland Hills. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Scottish Borders and East Lothian, there are numerous regular bus services run in and out of the city centre.



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.



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.