

GILMERTON

9 EAST KILNGATE RIGG
EH17 8UA



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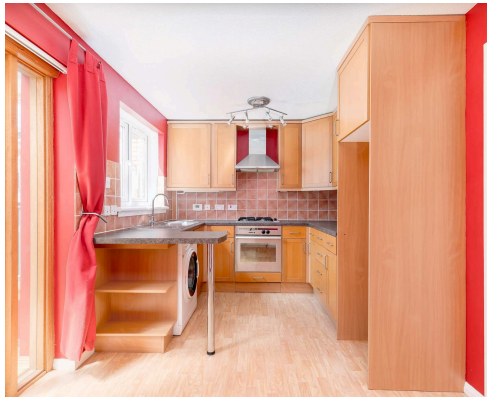
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EPC RATING: C

OFFERS OVER £230,000



WELL MAINTAINED THREE BED EXTENDED SEMI DETACHED HOUSE IN LOVELY QUIET DEVELOPMENT IN POPULAR GILMERTON

This modern property is ready to move into and would make a perfect home for first time buyers, professionals or a young family with its spacious sitting room, dining kitchen, conservatory, downstairs wc, three bedrooms, bathroom, great south west facing wraparound garden with sauna & off street parking to the front. Close to all the amenities & retail outlets available in Gilmerton or in nearby Cameron Toll, Fort Kinraid & Straiton Retail Park. Great transport links into the city centre and easy access out to the city bypass.

VIEWING

Sun 2-4 or pls call Jardine Phillips 0131 4466850

PROPERTY DESCRIPTION

- Hallway with handy downstairs wc
- Spacious sitting room with staircase to the first floor
- Breakfasting kitchen with good range of wooden units & appliances
- Large upvc framed conservatory providing bright & sunny living accommodation which could be used as a formal dining room or family room
- Downstairs WC
- Two double & one single bedrooms
- Shower room with walk in mains rainfall shower cubicle, vanity unit &

WC

- Gas central heating from condensing boiler located in the kitchen & hot water storage cylinder
- Upvc double glazed casement windows
- Wraparound garden on two sides with wooden sauna, paved areas, lawn, trees & shrubs
- Off street parking to the front for numerous cars
- Factor fee of £15pcm for local community landscaping maintenance – managed by Trinity Factoring Services Ltd

AREA

Gilmerton is a popular area in the south of the city which is mainly residential but with a range of local amenities & shops, including an Aldi & Morrisons. Further amenities are available in Cameron Toll Shopping Centre, Fort Kinraid or Straiton Retail Park which provide a wide range of supermarkets & other retail outlets. The area has reputable state schools at primary & secondary level and the property is in the catchment for Gilmerton & St John Vianney RC Primary Schools and Liberton & Holy Rood RC High Schools. Also ideally located for Edinburgh University and the Royal Infirmary. There are great outdoor spaces in the area including Ellen's Glen, Burdiehouse Burn, Liberton Public Park and the Braid Hills, together with a good range of golf clubs & leisure facilities. Regular bus services run nearby with convenient travel links to the city centre. There is also very easy access onto the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, washing machine & sauna are included in the sale.

HOME REPORT VALUATION

£245,000

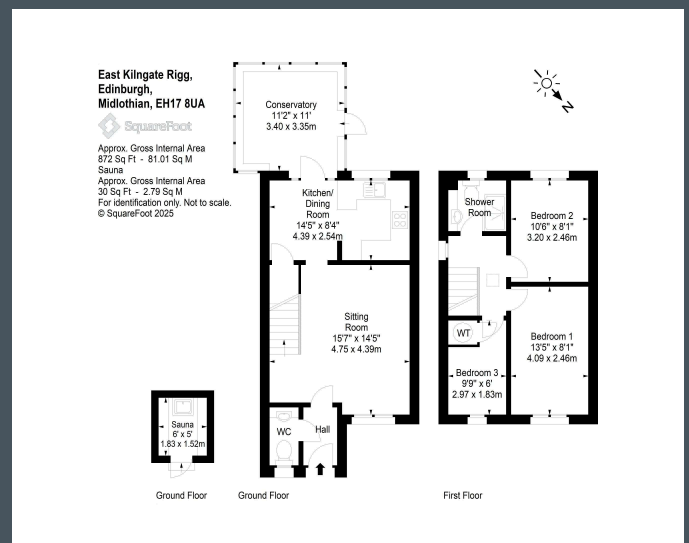
Sitting room	15'7 x 14'5 (4.75 x 4.39m)
Kitchen/breakfast room	14'5 x 8'4 (4.39 x 2.54m)
Conservatory	11'2 x 11' (3.40 x 3.35m)
Bedroom 1	13'5 x 8'1 (4.09 x 2.46m)
Bedroom 2	10'6 x 8'1 (3.20 x 2.46m)
Bedroom 3	9'9 x 6' (2.97 x 1.83m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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