

55 Gilmerton Dykes Ave

GILMERTON, EDINBURGH, EH17 8ND



Two-bedroom main-door upper villa is offered to the market chain free and benefits from gas central heating, double glazing, an upgraded kitchen, and a private garden



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McEwan Fraser is delighted to present this spacious two-bedroom main-door upper villa. The property is offered to the market chain free and benefits from gas central heating, double glazing, an upgraded kitchen, and a private garden. Internally, the property is generally in good condition, meaning this is an ideal opportunity for a buyer who is keen to make their mark on their new home.

THE LIVING ROOM



The accommodation is focused on a generous living room which has excellent levels of natural light and plenty of space for a variety of different furniture arrangements. A new owner will have plenty of flexibility as they create their ideal living and entertaining space.

THE KITCHEN



The contemporary kitchen has a range of base and wall-mounted units that offer plenty of prep and storage space. An electric hob and oven are integrated, and space is provided for free-standing appliances.





Bedroom one is a large double bedroom with fitted wardrobes and plenty of space for a full suite of bedroom furniture. Bedroom two is a further generous double with a large integrated wardrobe. The accommodation is completed by a tiled shower room.

The property has a large loft space that would be perfect for a loft conversion (subject to local authority consents), and there is space for two double bedrooms and an additional bathroom.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

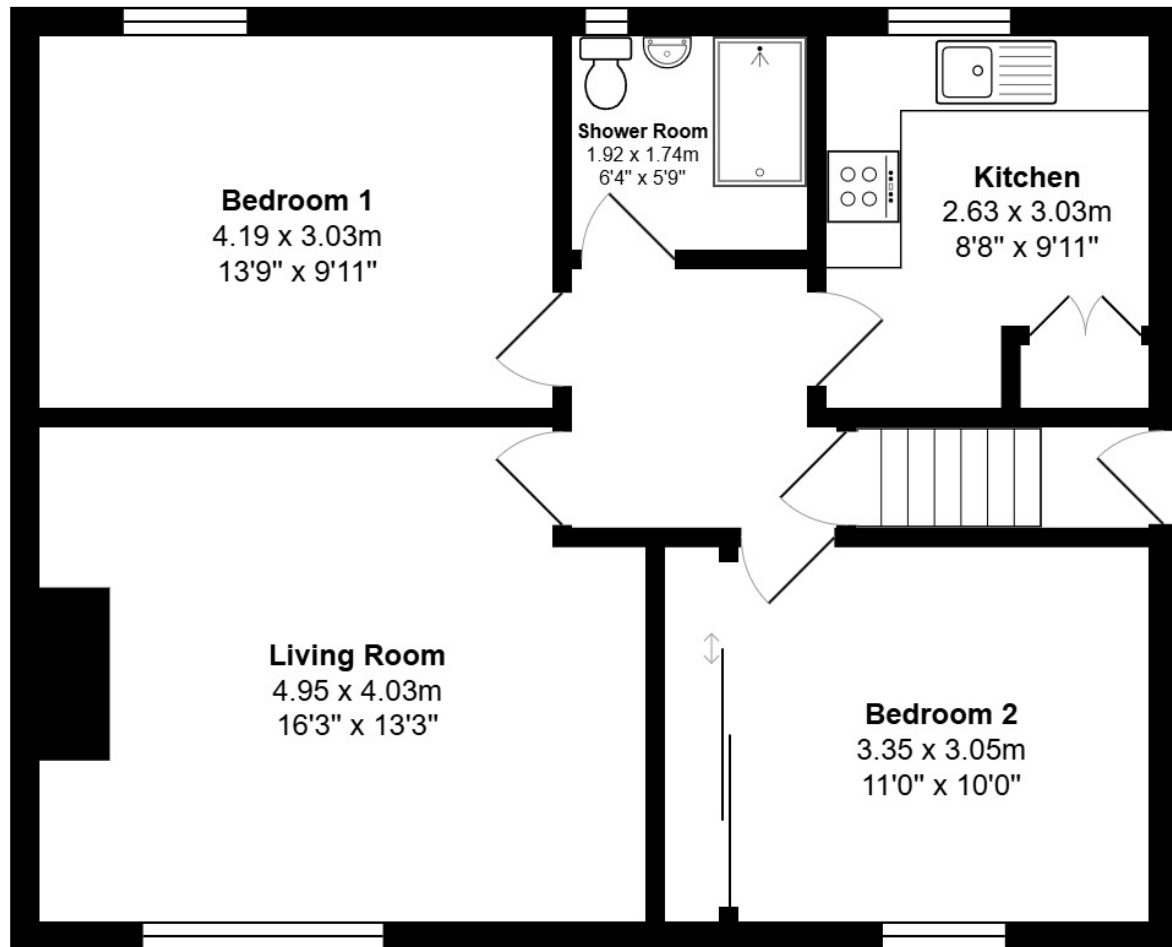


Internal viewing is highly recommended.

EXTERNALS & VIEW

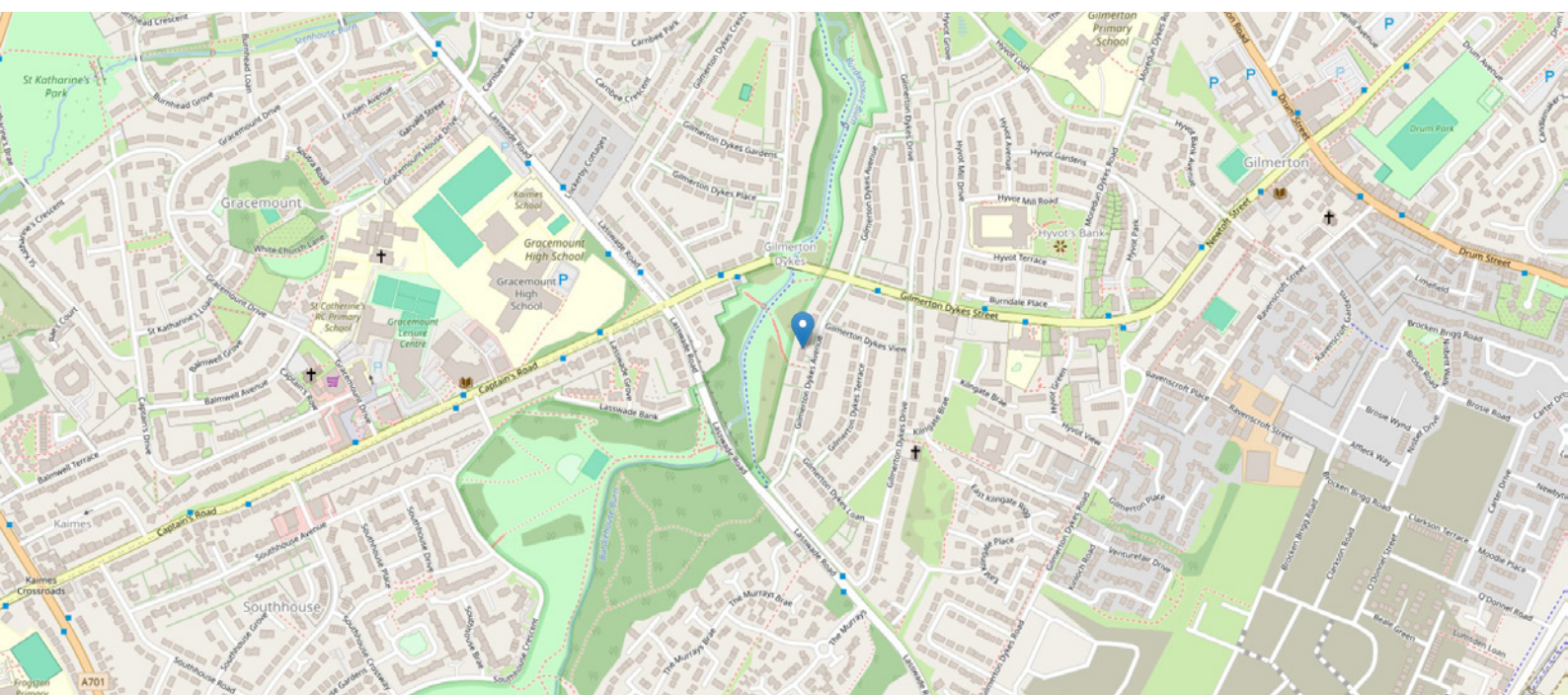


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m² | EPC Rating: C



THE LOCATION

Situated in the popular residential area of Gilmerton, this property offers an excellent balance of suburban comfort and city convenience. Just a short drive or bus journey from Edinburgh's vibrant city centre, Gilmerton is a well-connected neighbourhood with a friendly community feel—making it particularly appealing to first-time buyers and young professionals. Everyday amenities are close at hand, with a range of local shops, supermarkets, cafés, and eateries nearby. The area also benefits from easy access to the Cameron Toll Shopping Centre and Straiton Retail Park, both offering a wider choice of retail outlets.





For commuters, there are excellent transport links with regular bus services into the city, as well as quick access to the City Bypass and A7, making travel around Edinburgh and beyond simple and efficient. Green spaces such as Burdiehouse Burn Valley Park and nearby golf courses provide opportunities to enjoy the outdoors, while the Royal Infirmary of Edinburgh and Edinburgh BioQuarter are also within easy reach, ideal for those working in healthcare or life sciences.

With its blend of convenience, strong transport links, and community atmosphere, Gilmerton is a great choice for those looking to step onto the property ladder or settle into a well-connected base close to the capital.



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