



RALPH SAYER
SOLICITORS & ESTATE AGENTS

47 Limefield

Gilmerton, Edinburgh, EH17 8PF

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Situated in an established residential area of Gilmerton, this three-bedroom semi-detached house has two spacious reception rooms, a kitchen, a bathroom, and a separate WC, as well as a low-maintenance garden and private off-street parking. The home is sure to appeal to a wide demographic and it lies within easy reach of nearby amenities, such as shops (including supermarkets), schools, transport links, and green space, whilst the heart of the city is under 20 minutes away by road.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Semi-detached house in Gilmerton
- Entrance hall with WC
- Generous living/dining room with fireplace
- Attractive, modern kitchen
- Versatile conservatory with garden access
- Three bedrooms (two with built-in wardrobes)
- Modern bathroom with shower-over-bath
- South-facing, low-maintenance rear garden
- Private side driveway
- Electric heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £250,000









Three bedrooms (two with
built-in wardrobes) and a
modern bathroom with
shower-over-bath





Versatile conservatory
with garden access to
a south-facing, low-
maintenance rear garden





Let us help you find your next
dream property!



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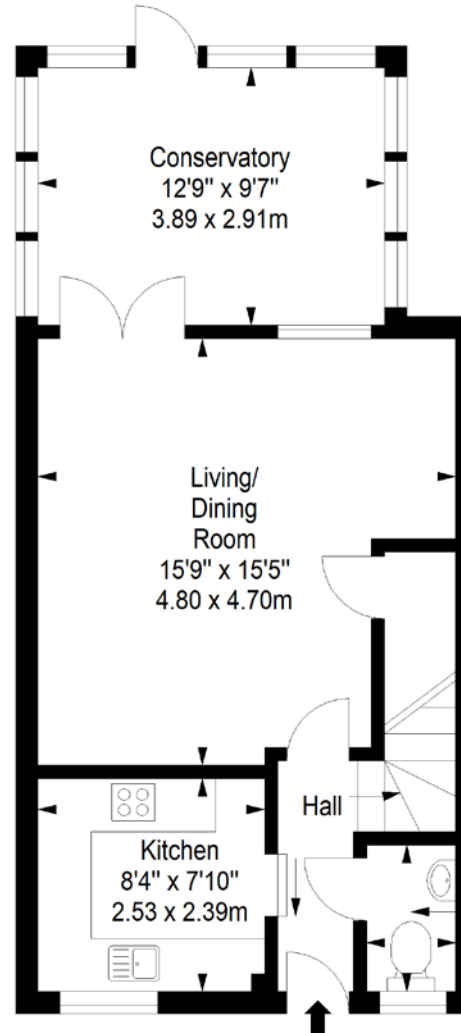
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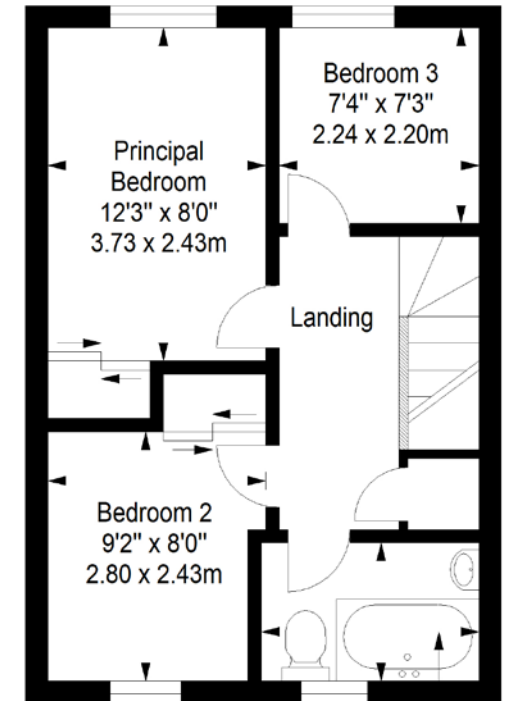
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 46.4 sq. metres (499.5 sq. feet)



First Floor
Approx. 35.7 sq. metres (384.3 sq. feet)



WC
5'1" x 3'3"
1.56 x 1.00m

Bathroom
8'0" x 5'3"
2.45 x 1.59m



Total area: approx. 82.1 sq. metres (883.8 sq. feet)