



RALPH SAYER
SOLICITORS & ESTATE AGENTS

31 East Kilngate Wynd

Gilmerton, Edinburgh, EH17 8UQ

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Peacefully situated in Gilmerton, within easy driving distance of the capital, this three-bedroom detached house features three spacious, interconnected reception rooms, a kitchen, an en-suite shower room, a bathroom, a utility room, and a guest WC. The generous family home is complemented by low-maintenance gardens, a decked patio, and private off-street parking, including a garage and driveway. The home is sure to appeal to many buyers and is situated within a short walking distance of local amenities, including shops, supermarkets, schools, green space, and transport links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Trinity factors at an approximate yearly cost of £173.

Property Summary

- Detached house in Gilmerton
- Quiet cul-de-sac location
- Entrance hall with stairwell
- Sun-filled living room with under-stair storage, open to
- Spacious dining room with French doors
- Triple-aspect conservatory
- Modern kitchen with utility room/WC
- Sunny main bedroom with a wardrobe and en-suite
- Second double bedroom
- Versatile third bedroom/study
- Bathroom with overhead shower
- Private gardens with patio seating space
- Private garage and driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E | Home Report Value - £330,000







Modern kitchen with utility room/WC, a living room open to a spacious dining room and a triple-aspect conservatory







A bathroom, an en-suite
shower room,
and a guest WC





Let us help you find your next
dream property!



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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.

