



31 East Kilngate Wynd Gilmerton, Edinburgh, EH17 8UQ

31 East Kilngate Wynd

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





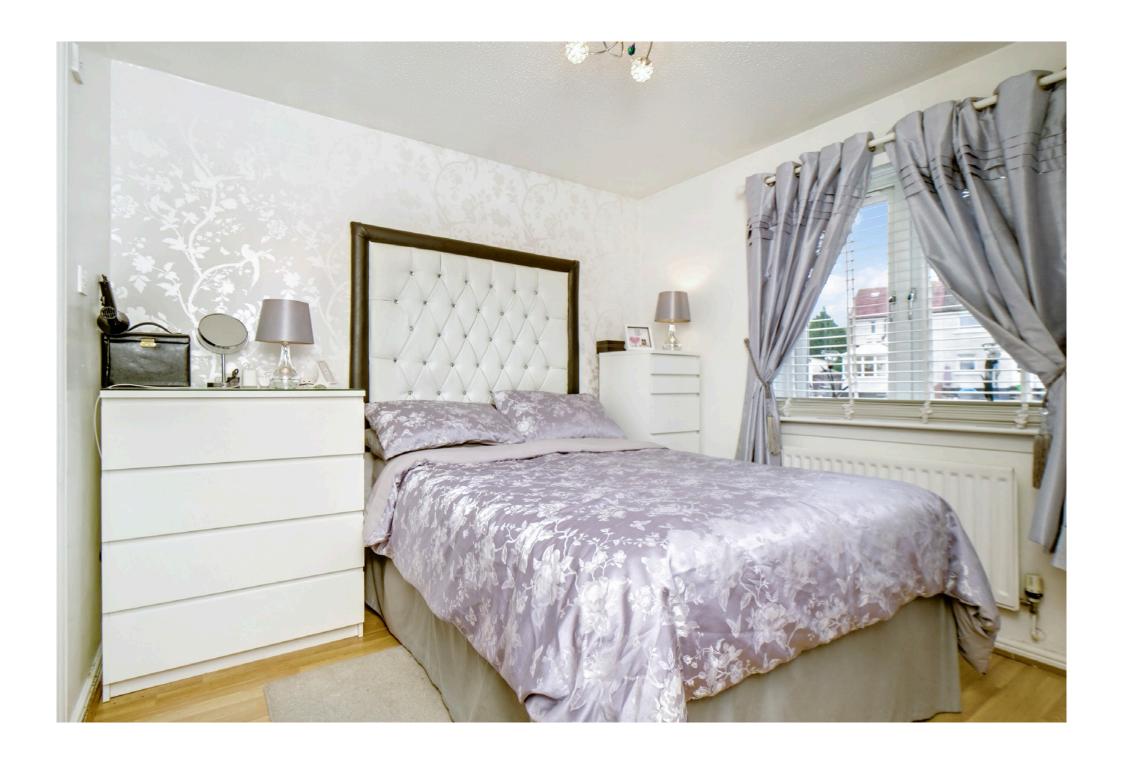




Modern kitchen with utility room/WC, a living room open to a spacious dining room and a triple-aspect conservatory









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







Let us help you find your next dream property!



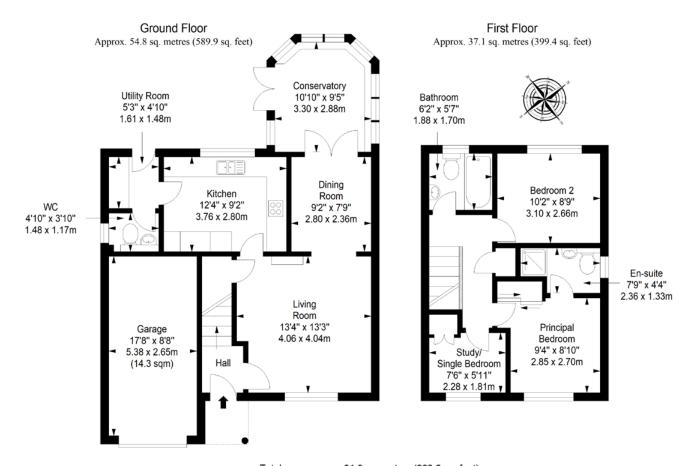
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Total area: approx. 91.9 sq. metres (989.2 sq. feet)