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SOLICITORS & ESTATE AGENTS

186 Gilmerton Dykes Crescent

Gilmerton, Edinburgh EH17 6JG

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Gilmerton Dykes Crescent

Welcome to this charming three-bedroom upper villa, nestled in a sought-after residential neighbourhood. This generously proportioned home boasts a private west-facing garden and a convenient driveway, perfect for those seeking both comfort and outdoor space.

As you ascend the external steps to the front door, you'll find a welcoming hallway that leads you into the heart of the home. The bright lounge/diner is a generous space and great for entertaining. Leading off the lounge is one of the three bedrooms, currently used as a home office. The kitchen enjoys a leafy aspect, overlooking the private garden and offers ample fitted cabinets and work surface space. There are a further two bedrooms, with the principle bedroom featuring built-in wardrobes and finally, a stylish three-piece shower room completes the accommodation. With a partially floored attic with loft ladder for additional storage, this property is not only inviting but also practical for modern living.

Property Summary

- Located in popular residential Gilmerton
- Charming upper villa
- Generous lounge/diner
- Well-appointed kitchen
- Three bedrooms
- Attractive three-piece shower room
- Gas central heating & double glazing
- Partially floored attic with loft ladder
- Private west-facing garden
- Private driveway
- EPC Rating - C | Council Tax Band - B

Home Report Value - £180,000







Charming
upper villa,
with driveway
& private west
facing garden





The property enjoys a generous private west-facing garden, laid to lawn, with shed.

A private driveway at front, provides off-street parking

Extras: all fitted floor covering, curtains, blinds, and all kitchen appliances (except washing machine), to be included in the sale.

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.

