



76 Gilmerton Dykes Road
GILMERTON | EDINBURGH | EH17 8PE


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Set on a quiet street in the heart of Gilmerton, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented detached villa. Boasting panoramic views, a driveway, garage and private front and rear gardens this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright lounge that flows through to the dining room with French doors to the rear garden, a contemporary kitchen with attractive units and access to the useful utility room and W/C. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with elegant en-suite shower room, second double bedroom, third single room or ideal home office or nursery and the house is completed by a stylish main bathroom with shower over bath. Externally the secluded and fully enclosed rear garden is laid to lawn with a decked and paved area ideal for al fresco entertaining.

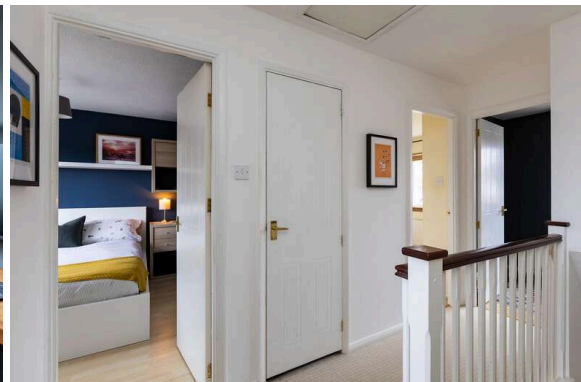
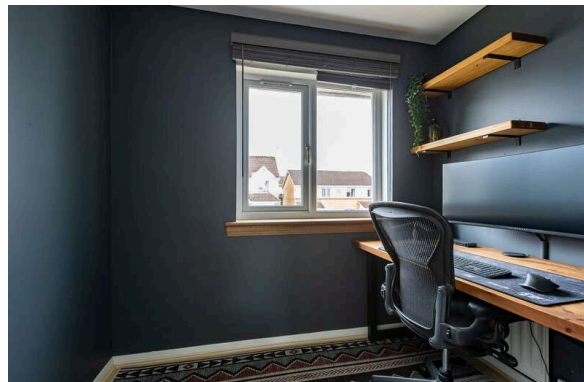
- Detached home in a quiet location
- Private gardens
- Driveway and garage
- Bright lounge
- Dining room
- Contemporary kitchen with utility room
- Three bedrooms
- Two bathrooms and a W/C

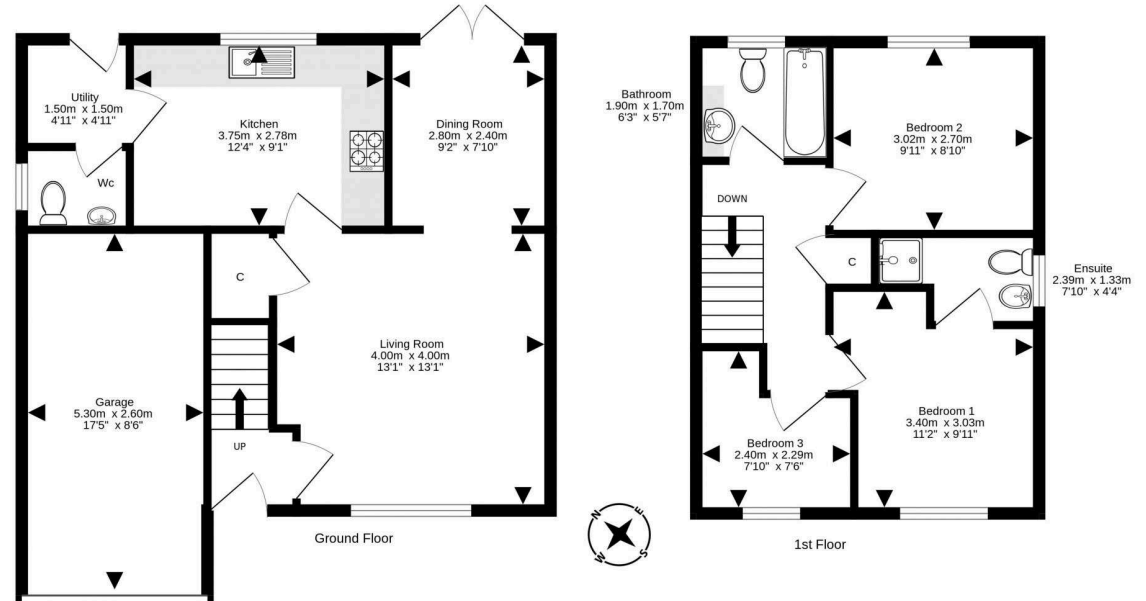
All manual blinds, curtain rails, hob and oven will be included in the sale. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





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