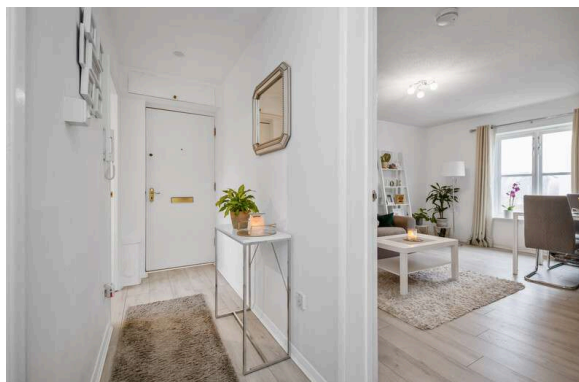
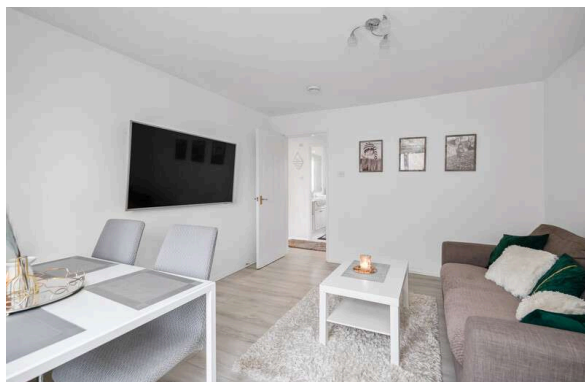




40/3 Gilmerton Dykes Road
GILMERTON | EDINBURGH | EH17 8PG


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solicitors & estate agents



40/3 Gilmerton Dykes Road

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Stylishly presented two bed first floor flat offering good sized living space benefiting from modern decor and floor coverings, set in a quiet cul-de-sac with private residents parking. Located within easy reach of all the local amenities and good transport links into the City Centre and other areas.

This is a lovely, walk-in condition flat, beautifully styled throughout and benefiting from replacement electric heaters. The accommodation comprises a public room offering ample free floor space for relaxation and dining, kitchen fitted with a range of units, two double sized bedrooms and a bathroom with white suite, over-bath shower and built-in storage. Access into the communal stairway is via a security entryphone system. Residents parking spaces are located to the rear of the block.

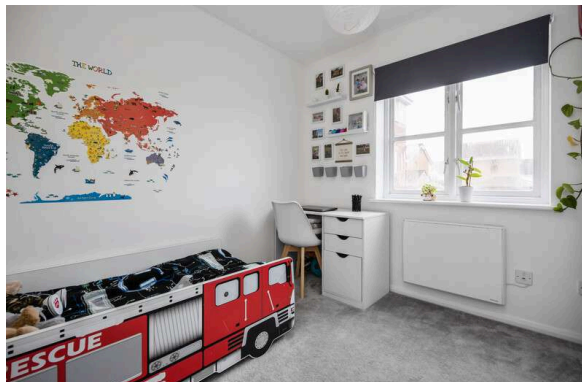
- Ideal first time purchase
- Living/dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom with electric shower
- Entrance hallway
- Double glazing
- Modern electric radiators
- Security entryphone system
- Residents parking area
- Shared bike shed at rear of building

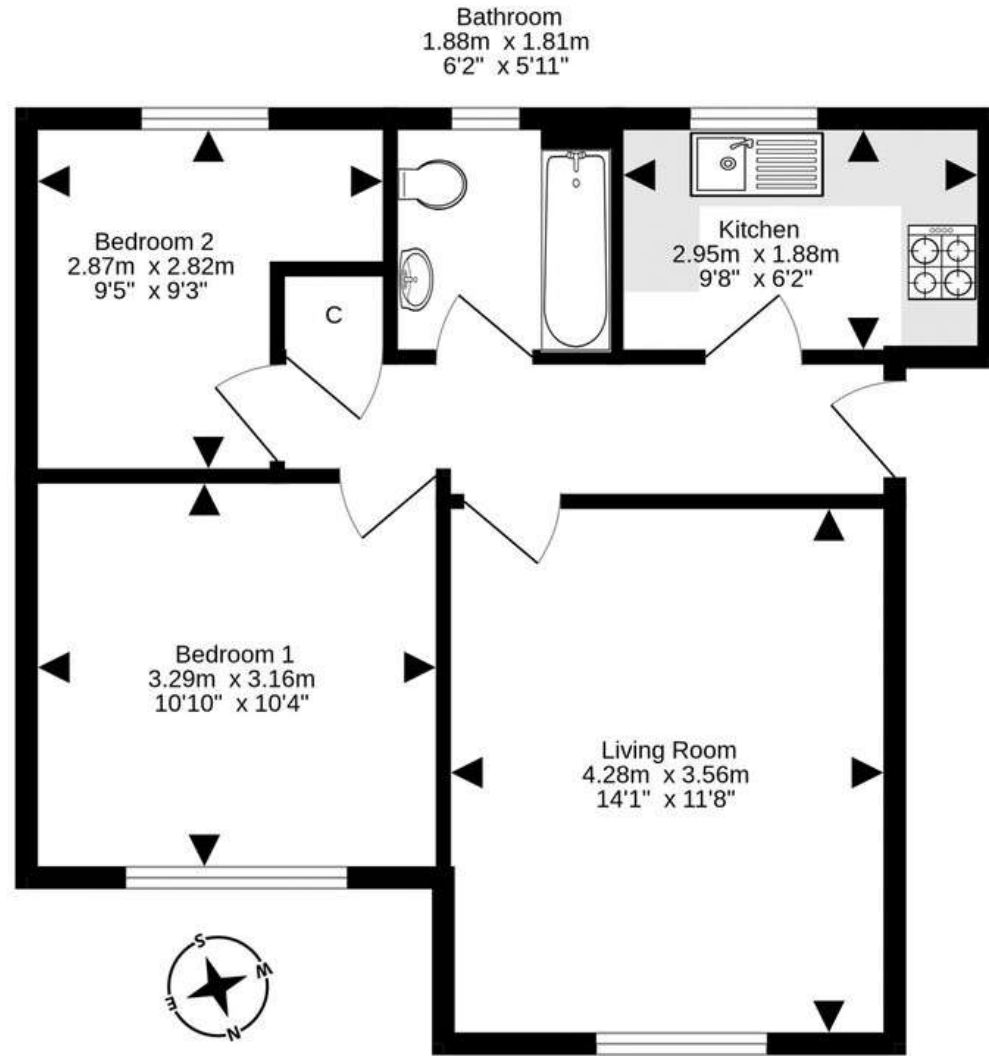
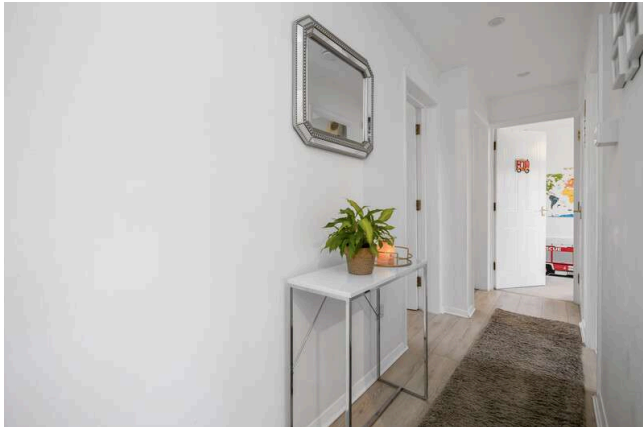
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale is the cooker, blinds in the kitchen and bedroom 2, the curtain poles in the living room and bedroom 1 (excluding the curtains). The wall mirrors in the bathroom, hall and bedroom 1 are also included. EPC rating is D.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good 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. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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