



18 Candlemaker's Park
GILMERTON | EDINBURGH | EH17 8TH


warners
solicitors & estate agents





18 Candlemaker's Park

GILMERTON | EDINBURGH | EH17 8TH

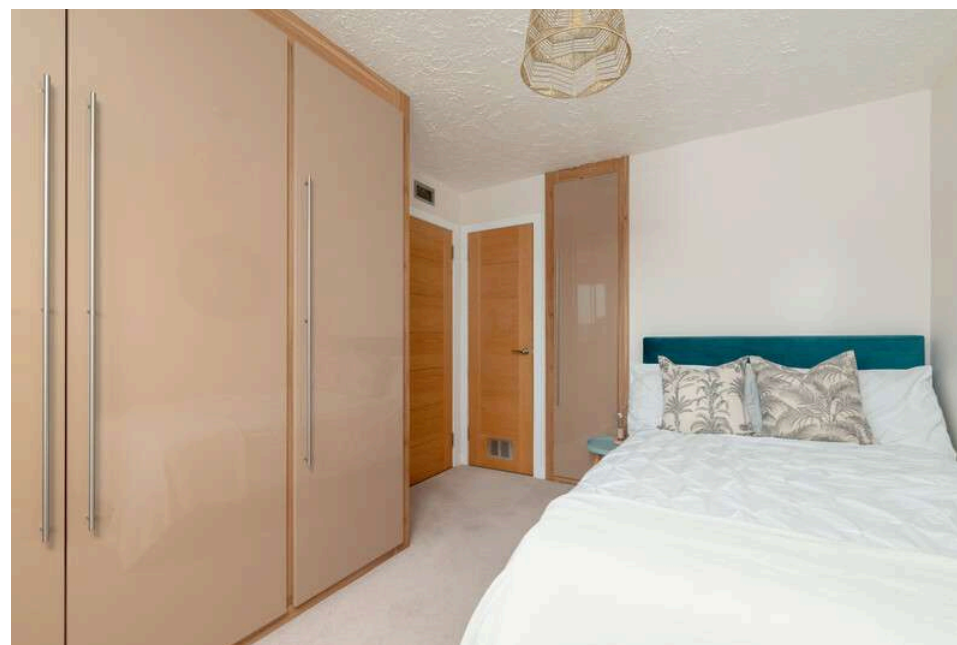
This contemporary semi-detached home, situated on a serene street in the sought-after Gilmerton area of Edinburgh, boasts stylish decor and modern amenities. The bright, dual aspect sitting room is a highlight, featuring elegant furnishings and tasteful design elements that create a welcoming and sophisticated atmosphere. Adjacent to the sitting room is the spacious kitchen/dining room, fitted with sleek modern units and ample counter space. The French doors lead out to the beautifully landscaped rear garden, seamlessly blending indoor and outdoor living spaces. The kitchen is also highly functional, offering direct access to the garage and a handy store cupboard, enhancing convenience for daily living.

The upper level of the home comprises three well-appointed bedrooms. The two double bedrooms provide generous space and integrated storage solutions, whilst the master bedroom, bathed in natural light thanks to its south-facing orientation, offers a bright and inviting retreat. This spacious room features large windows that allow sunlight to flood in, creating a warm and airy ambiance. The stylish decor complements the abundant natural light, making the master bedroom a serene and comfortable space to relax and unwind. The versatile third bedroom, also equipped with integrated storage, can serve as a home office, guest room, or nursery, adapting to the needs of its occupants. The shower room on this level is neutrally decorated, creating a clean and serene space for relaxation.



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





This charming property in Gilmerton truly embodies the essence of a wonderful family home. Its thoughtful design and stylish décor offer a perfect blend of comfort and elegance, making it an ideal space for family living.

Externally, the property is equally impressive. The front garden is meticulously landscaped, adding to the home's curb appeal. A multi-car driveway offers ample parking space, while the manicured rear garden features a wooden decked area, perfect for outdoor entertaining or simply enjoying the peaceful surroundings. The direct access to the landscaped rear garden from the kitchen/dining room allows for easy indoor-outdoor living, perfect for children to play and for hosting family barbecues or garden parties.

Located on a quiet street in a popular area, this home provides a peaceful and safe environment, while still being close to local amenities, schools, and parks. With its combination of modern features, stylish decoration, and practical layout, this property is perfectly suited to meet the needs of a modern family, making it a truly wonderful place to call home.

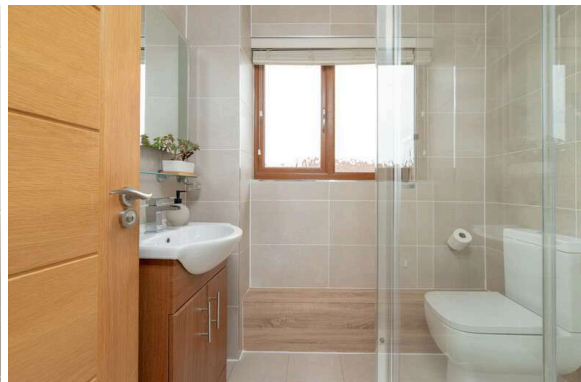
In brief the property comprises:

- Welcoming hall.
- Stylishly decorated, dual aspect sitting room.
- Spacious kitchen/dining room with sleek units and ample counter space, along with direct rear garden access.
- Three bedrooms, two being spacious doubles and a versatile single bedroom.
- Neutrally decorated shower room.
- Gas central heating and double glazing.
- Floored attic space with Ramsay Ladder.
- Landscaped front and rear gardens, with the rear garden boasting attractive wooden decking.
- Integrated single garage and multi-car driveway.

Included in the sale will be all light fixtures, blinds, integrated fridge and dishwasher in kitchen and self-standing fridge freezer. The washing machine and tumble dryer in the garage are also included in the sale. Some furniture may be available to purchase by separate negotiation with the seller. 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. Schooling is well represented from nursery to senior level. 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.







**Candlemaker's Park,
Edinburgh,
Midlothian, EH17 8TH**



Approx. Gross Internal Area
904 Sq Ft - 83.98 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024

