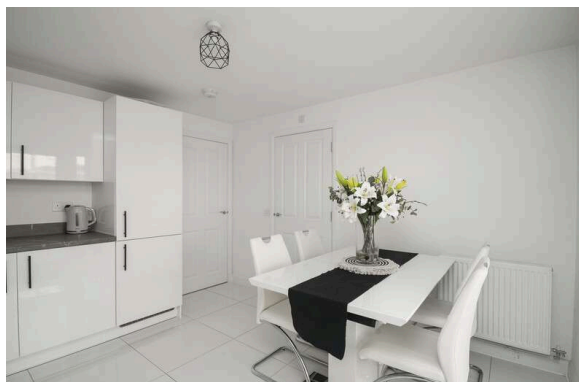
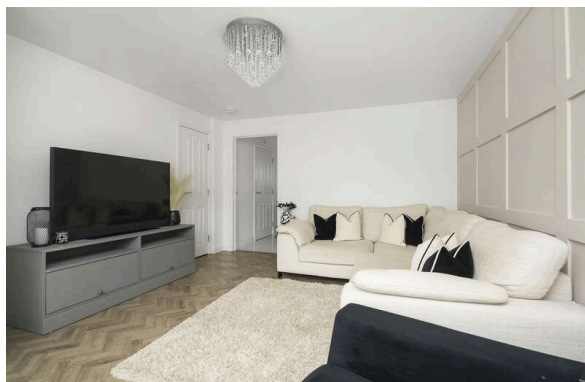




15 Lumsden Wynd
GILMERTON | EDINBURGH | EH17 8NW

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15 Lumsden Wynd

GILMERTON | EDINBURGH | EH17 8NW

Beautifully presented three bedroom terraced home set over two floors with high spec interior and well landscaped gardens, forming part of a prestigious development, located in Gilmerton a very popular and convenient residential area close to the city bypass.

This property occupies a pleasant situation on a well-tended modern development and comes with well maintained front and back gardens and with front driveway with ample parking. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, the spacious living room is bright and has a large under stair cupboard. The beautifully appointed kitchen/diner currently comprises oven, hob and fan, dishwasher, boiler cupboard, dining area, fridge/freezer and has patio doors leading to the rear garden that is made up of a lawn and patio. Completing the ground floor is a downstairs wc/utility area with washer/dryer. Upstairs there are three well proportioned bedrooms with the master benefitting from built in wardrobes and completing the accommodation the bathroom with shower over the bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, a floored attic, extremely attractive landscaped gardens at the front and rear and ample off street parking.

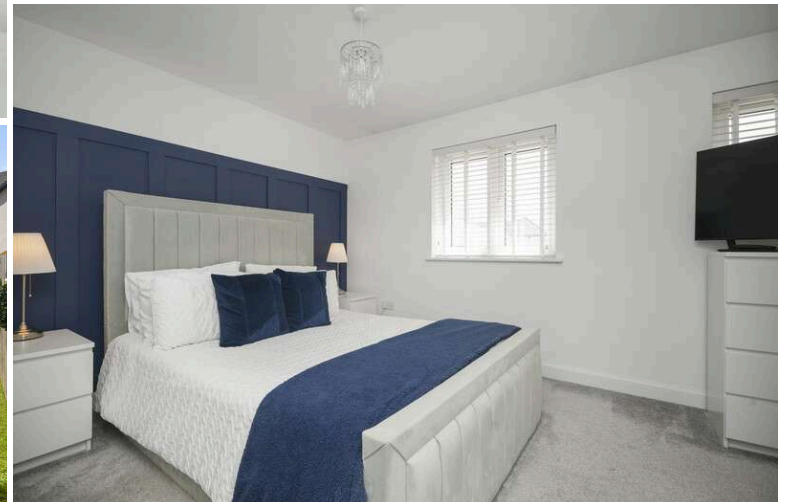
- Entrance Hall
- Spacious living room with storage
- Fully fitted Dining kitchen with patio doors
- Three Bedrooms
- Stylish bathroom
- Downstairs wc
- Floored Attic
- Landscaped gardens
- Gas central heating & double glazing

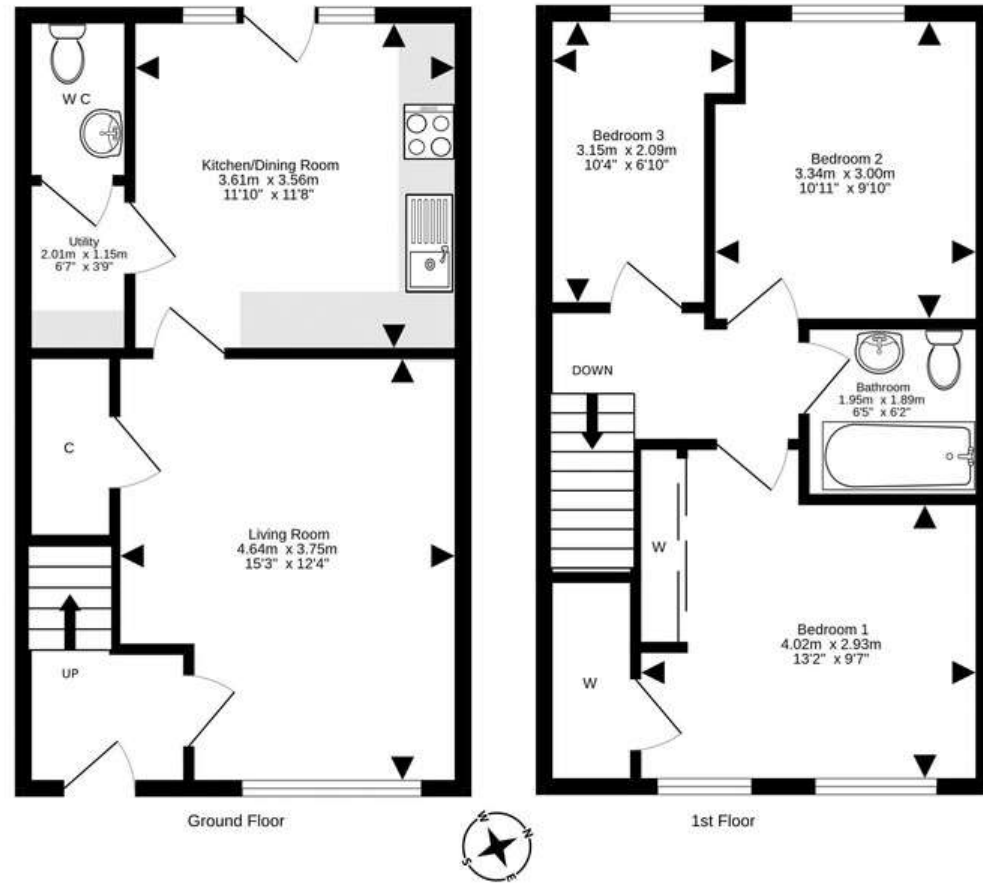
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, blinds, curtains and integrated kitchen appliances will be included in the sale. The light fittings in the living room will be removed and replaced. EPC Rating B.

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.





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. Made with Metropix ©2024