



6 Pincott Drive,
GILMERTON | EDINBURGH | EH17 8ZQ


warners
solicitors & estate agents



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Set on a quiet, modern estate in a highly sought-after location, moments from excellent local amenities, quick transport links and vast open green spaces is this immaculately presented semi-detached house with driveway and fully enclosed rear garden. This exceptional home has been finished off to a high standard throughout and offers beautifully maintained accommodation enhanced by modern comforts over two levels, perfect for a family or couple looking for more space.

At ground level there is a welcoming entrance hall, a bright lounge leading to an internal hallway with handy WC and good sized storage cupboard. To the rear lies the contemporary dining kitchen with stylish units, modern integrated appliances and French doors to the private south west facing rear garden. The upper level boasts generously sized master bedroom with built in wardrobe and elegant en-suite shower room, two further well-proportioned bedrooms and the home is completed by an exquisite main bathroom with shower over bath.

Externally the rear garden is laid to lawn with patio section ideal for outdoor entertaining and al fresco dining. There is also a shed for handy external storage. The property further benefits from gas central heating, double glazing, partially floored attic and solar panels. Early viewing is recommended!

- Modern semi-detached house
- South west facing landscaped private garden with patio area and shed.
- Private driveway to rear
- Welcoming entrance hall and inner hallway with good sized storage cupboard
- Bright lounge with stylish LTV flooring
- Contemporary dining kitchen with French patio doors to garden
- Useful W/C compartment
- Master bedroom with built in wardrobe and ensuite shower room
- Two further bedrooms
- Modern family bathroom with stylish three piece suite and shower over bath
- Gas central heating and double glazing
- Solar Panels and attic

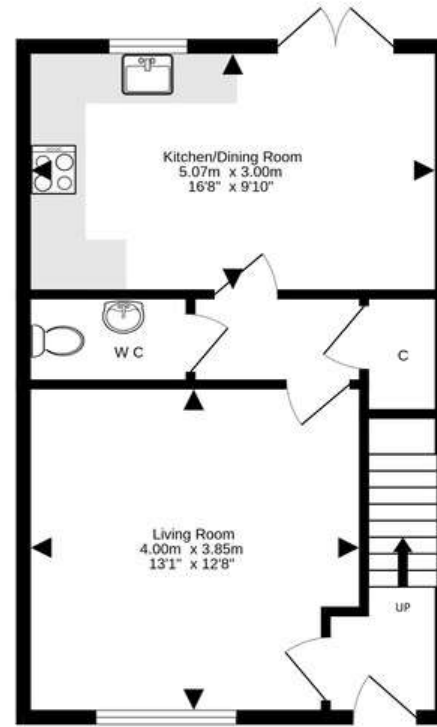
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



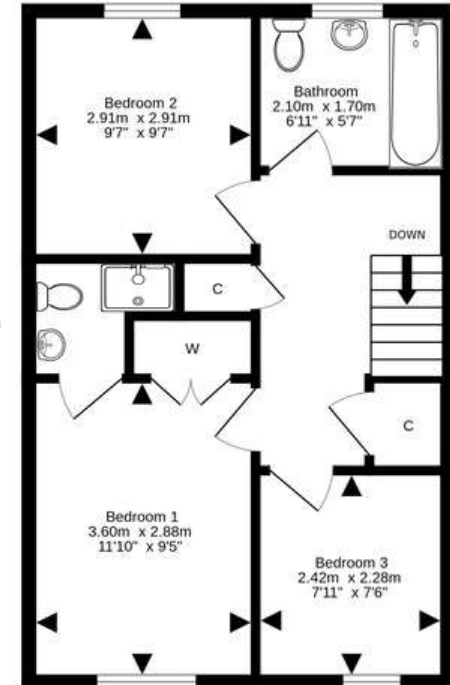
All integrated appliances, including free standing fridge freezer, washing machine and dishwasher will be included in the sale of the property along with all blinds. EPC: C

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.





Ground Floor



1st Floor

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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