



46 Gilmerton Place
GILMERTON | EDINBURGH | EH17 8TP


warners
solicitors & estate agents



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The subject of sale comprises a delightful mid terraced villa nestled in a quiet, modern cul-de-sac surrounded by excellent local amenities, quick transport links and vast open green spaces is this immaculately presented terraced house with private rear garden, sunny conservatory and garage.

The property boasts bright, modern and spacious accommodation over two floors making this an ideal purchase for a small family or couple looking for more space.

The semi open plan dual aspect living/dining room has ample room for both dining and relaxing furniture and comes with a feature and double glazed doors flow seamlessly into a sunny rear conservatory that gives direct access to the rear garden. The contemporary well equipped kitchen comes with a good mix of wall and base units featuring under cabinet lighting, a glazed patio door allows access to the rear garden. Upstairs houses three good sized bedrooms (one benefit from integrated storage) and a recently fitted modern family bathroom with stylish three piece suite, shower over bath complete the accommodation on offer. Externally the property boasts front and rear gardens, an adjacent driveway leads to a single garage with light and power, offering additional storage and parking options. The rear is mainly laid to lawn with a good sized patio area, making ideal for al fresco dining and outdoor entertaining. Early viewing is recommended!

- Charming three bedroom terraced villa with driveway and garage in quiet, modern cul-de-sac
- Dual aspect semi open plan living/dining room leading to the
- Sunny conservatory
- Well-equipped contemporary kitchen with a good mix of wall and base cabinetry and pantry cupboard.
- Three good sized bedrooms (two benefit from integrated storage)
- Recently fitted modern family bathroom with three piece suite, shower over bath
- Gas central and double glazing
- Front & rear gardens
- Private driveway leading to
- Single garage
- Additional residents parking

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



All integrated appliances apart from the washing machine will be included in the sale of the property. 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.



