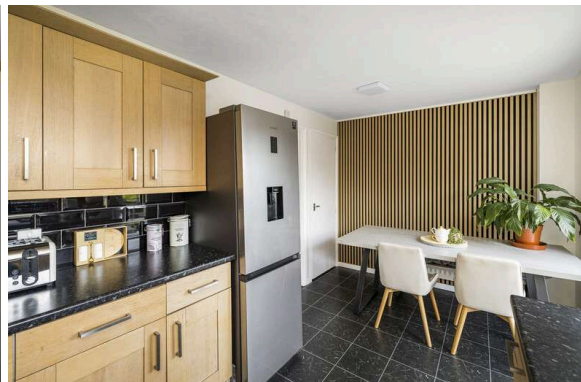




1 Kilngate Brae
GILMERTON | EDINBURGH | EH17 8UU


warners
solicitors & estate agents



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Extremely well presented three bedroom end terraced home set within a popular modern development in Gilmerton to the South of the city centre with driveway and garage. The stylish accommodation will make an ideal family home and comprises of entrance porch and downstairs wc, a spacious bright lounge, fully fitted dining kitchen with dining area and patio doors giving access to the stunning private rear garden. The kitchen currently comprises the boiler cupboard, fridge/freezer, gas hob, oven and fan and washer/dryer. Upstairs you will find a hallway leading to three well proportioned bedrooms all with built in storage and the second bedroom benefitting from views of Arthur's Seat and completing the accommodation is the bathroom with shower over a jacuzzi bath and a heated towel rail. The property benefits from gas central heating, double glazing, Hive heating system, an insulated attic and externally there are private gardens to the front and rear made up of a lawn and a well landscaped patio and also a driveway for secure off-street parking and a single garage. Early viewing is highly recommended to avoid missing out.

- Three Bedroom End Terraced Home
- Dining kitchen leading to stunning landscaped garden
- Stylish Lounge
- Views of Arthur's Seat
- Bathroom and extra downstairs wc
- Three bedrooms with Built in storage
- Ample storage including attic
- Gas central heating and double glazing
- Private front and rear gardens, driveway and garage

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



Included in the sale will be all curtains and blinds.
EPC rating is C.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent 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 M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

