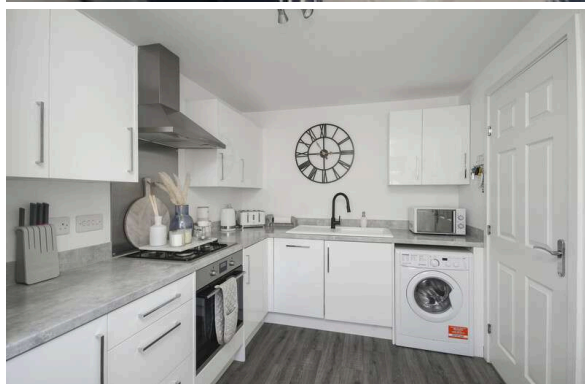




10 Bullfinch Row
GILMERTON | EDINBURGH | EH17 8XE


warners
solicitors & estate agents



10 Bullfinch Row

GILMERTON | EDINBURGH | EH17 8XE

Superb 3 bed semi detached villa forming an ideal starter home for a family on a sought after modern development to the south of the City, conveniently situated for excellent transport links and Straiton Retail Park.

Great benefits on offer within this most appealing home include a contemporary style move-in condition interior nicely finished off with stylish fittings throughout, a fully enclosed, child friendly garden, garage and drive. The accommodation comprises a comfortable living room with window overlooking the garden, attractive kitchen featuring a range of white gloss units and integral appliances, WC at ground floor level, three double bedrooms, two of which benefit from mirrored wardrobes, a useful en-suite off the main bedroom, and family bathroom. There's plenty of space in the good sized garden for children to play on the lawn and adults to relax on a small patio area. A drive to the front allows parking for up to two vehicles and leads up to the integral garage with power and light.

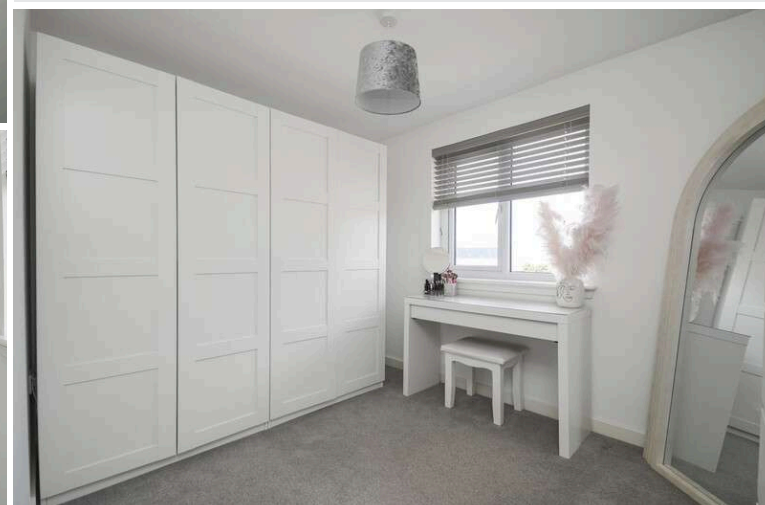
- Entrance hallway
- Living room
- Well fitted kitchen
- Three double bedrooms
- En-suite off principal bedroom
- Family bathroom
- Downstairs WC
- Gas central heating
- Double glazing
- Great storage, including loft with pull down ladder access
- Garage and drive
- Fully enclosed rear garden

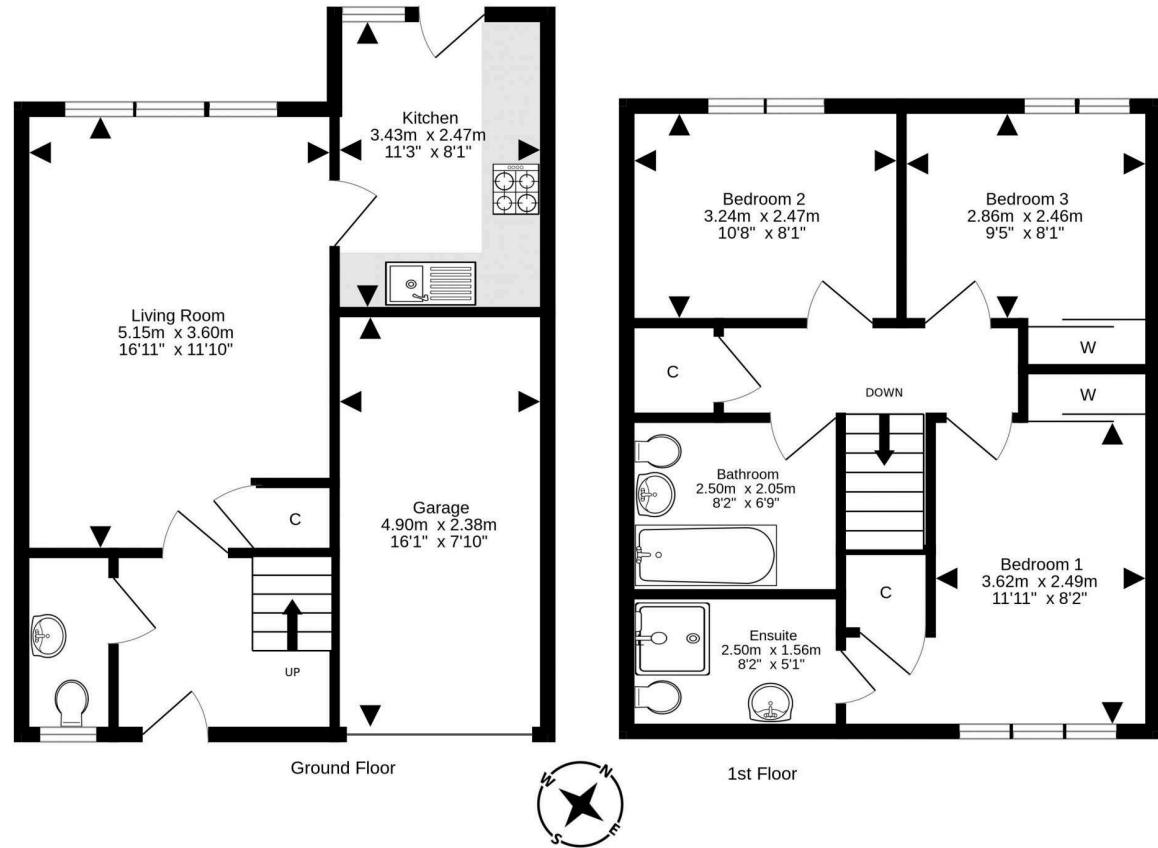
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated appliances, the washing machine in the kitchen, as well as the blinds & light fittings will be included in the sale.
EPC 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.
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