



5 Edwards Wynd  
GILMERTON | EDINBURGH | EH17 8XW

  
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## 5 Edwards Wynd

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This modern detached house in the popular Edinburgh area of Gilmerton offers a stylish and comfortable living experience. The home boasts an open-plan living room that is both spacious and bright, thanks to the large windows that allow natural light to flood in. The living room has a door that leads directly to the rear garden, creating a seamless connection between indoor and outdoor spaces—ideal for entertaining or simply enjoying the outdoors.

Adjacent to the living room, the modern kitchen is a focal point of the home. It features sleek cream units that provide ample storage, complemented by rich brown worktops that add warmth and contrast to the space. The lower level is also equipped with a convenient WC, perfect for guests and daily use.

Upstairs, the property offers three well-proportioned double bedrooms. The master bedroom stands out with its integrated wardrobe, offering plenty of storage space, and a contemporary en-suite shower room for added privacy and luxury. The remaining two bedrooms are equally spacious and versatile, suitable for family members or guests. The upper level is completed by a modern family bathroom featuring a shower over the bath, providing both convenience and relaxation.

Externally, the property boasts a well-maintained attached garage with a driveway, offering secure parking and additional storage. The front and back gardens are landscaped and provide lovely outdoor spaces, with the rear garden being particularly inviting, offering a private retreat for relaxation or entertaining. This house in Gilmerton combines modern design with practical living, making it an ideal home for families or anyone seeking a comfortable, contemporary lifestyle in Edinburgh. In brief it comprises:

- Welcoming entrance with storage.
- Spacious, open plan living room.
- Modern kitchen with sleek, cream units.
- Handy WC.
- Three double bedrooms with the master bedroom boasting an en-suite shower room.
- Family bathroom with shower over bath.
- Gas central heating and double glazing.
- Front and rear gardens.
- Garage and driveway.

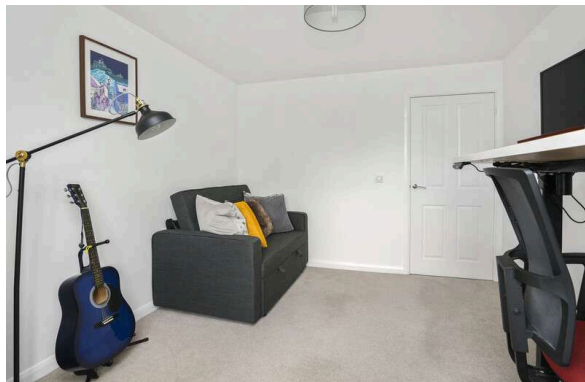
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



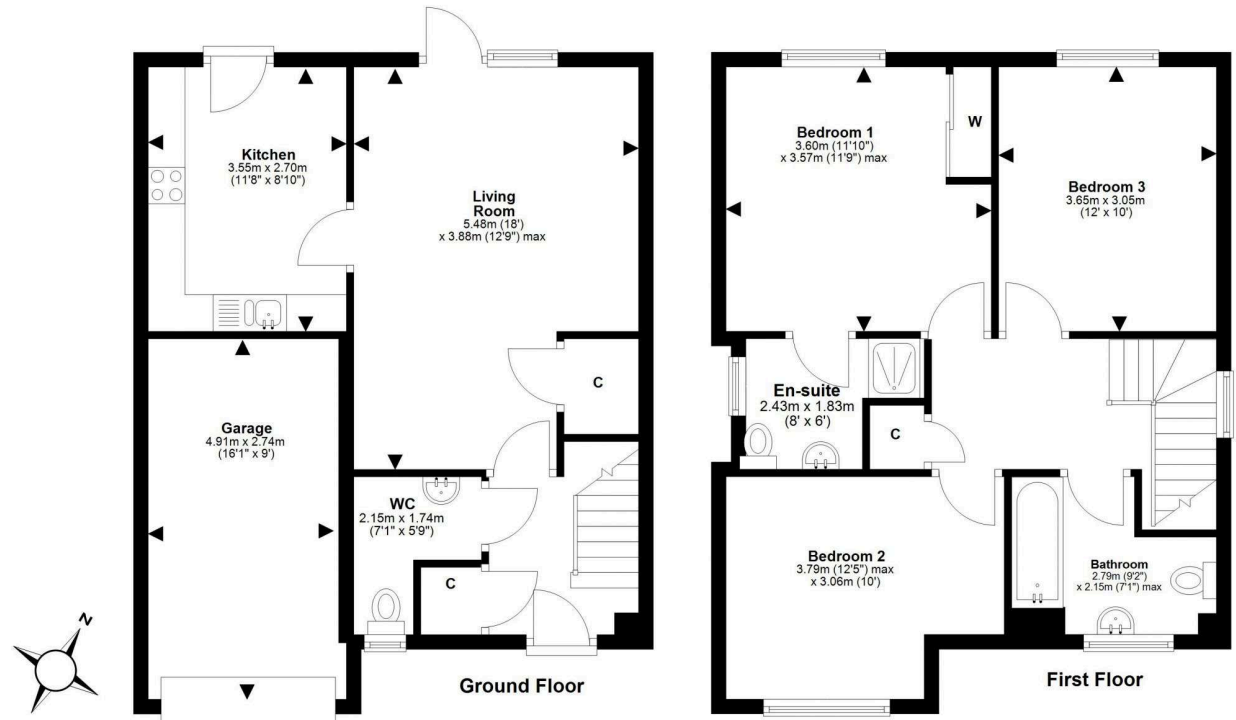
All integrated appliances, lamp shades and curtains poles will be included in the sale of the property along with the garden shed, radiator covers and TV brackets. Property gate is not included but will be replaced.

Factoring Fee: £35 every 6 months: Ross and Liddell 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.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.