



33 Candlemaker's Park  
GILMERTON | EDINBURGH | EH17 8TH

  
**warners**  
solicitors & estate agents



## 33 Candlemaker's Park

GILMERTON | EDINBURGH | EH17 8TH

Spacious 3 bedroom semi-detached villa in need of some cosmetic modernisation, quietly positioned within a mature modern development.

The property will make an exceptional family home, offering bright and well proportioned accommodation over two levels as well as a detached garage, driveway and private front and sunny south east facing rear gardens. There is also off street bay parking available.

- In need of cosmetic modernisation
- Spacious 3 bedroom semi-detached property
- Entrance hall
- Dual aspect living/dining room
- Kitchen with garden access open plan to dining area
- Two double bedrooms with fitted wardrobes
- Third bedroom/study
- Bathroom with electric shower cubicle
- Attic access
- Warm air heating
- Timber framed double glazing
- Detached garage and driveway
- Fully enclosed, south-east facing rear garden
- Quiet cul-de-sac location

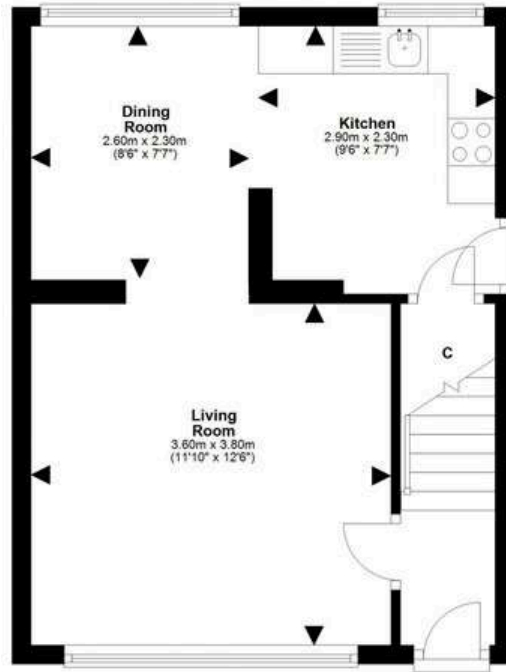
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: All carpets, blinds and washing machine will remain. Curtains and dining room ceiling light excluded from sale. No warranty will be given for any appliances. EPC Rating Band D

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.

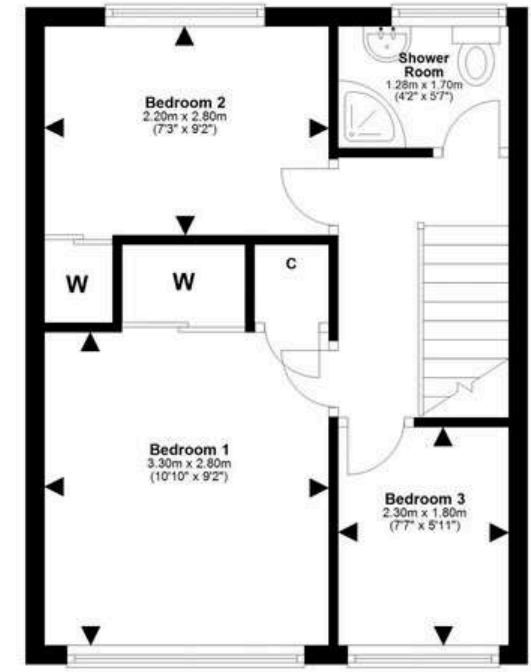




Ground Floor



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.



First Floor