



7 Innes Gait
GILMERTON | EDINBURGH | EH17 8DD


warners
solicitors & estate agents





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Warners are pleased to present this beautifully maintained and spacious five-bedroom detached family home, located in a modern residential development just south of Edinburgh's city centre. The property offers convenient access to the city bypass, excellent public transport links, and the tranquility of suburban living.

Upon entering, you'll be welcomed by a stunning entrance hallway, providing access to all the main rooms on the ground floor, along with a generous storage cupboard. The bright and airy lounge, with its recessed bay window, allows natural light to fill the space, creating a perfect area for relaxation. Adjacent to the lounge is a cosy family room or snug, offering a more intimate setting, also featuring a charming recessed bay window. The stylish dining room, with French doors opening to the rear garden, showcases elegant decor-ideal for entertaining family and friends. The modern breakfasting kitchen, equipped with integrated appliances, sleek cabinetry, and a central island, also opens to the rear garden via French doors, offering a sophisticated space to unleash your culinary creativity. A partially tiled WC completes the lower level.

Upstairs, two spacious bedrooms feature en-suite shower rooms, with the principal bedroom also benefiting from built-in wardrobes. A third double bedroom provides generous accommodation, while the fourth and fifth bedrooms offer versatile space that could serve as additional bedrooms, dressing rooms, a home office, or even a gym. The adaptable layout of the upper floor allows you to customize the space to suit your needs. A family bathroom with a three-piece suite completes the upper level.

Outside, the property boasts a large enclosed rear garden with a lawn and a decked patio-perfect for enjoying the summer sun. Additional features include a detached garage with an electric car charging port.



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



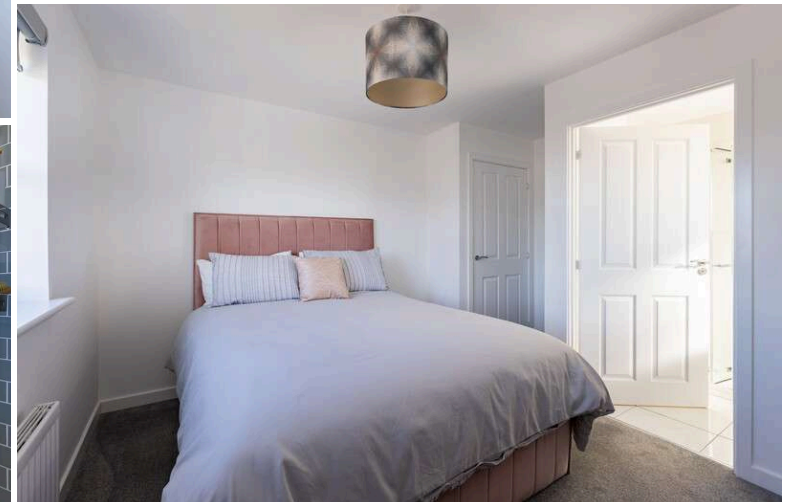


- Five Spacious Bedrooms: Includes two with en-suite showers.
- Modern Kitchen: Sleek design with integrated appliances and central island.
- Bright Living Areas: Lounge and family room with bay windows.
- Flexible Rooms: Extra bedrooms for various uses.
- Elegant Dining: French doors to rear garden.
- Outdoor Space: Large garden with decked patio; detached garage with EV charging.

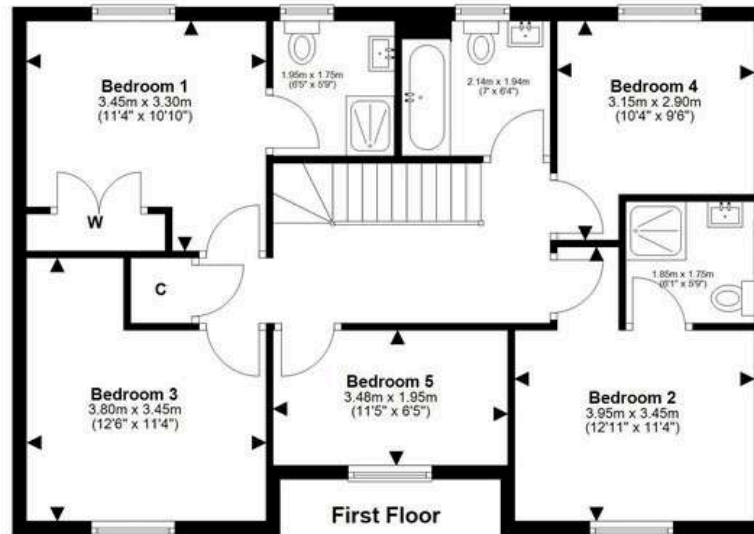
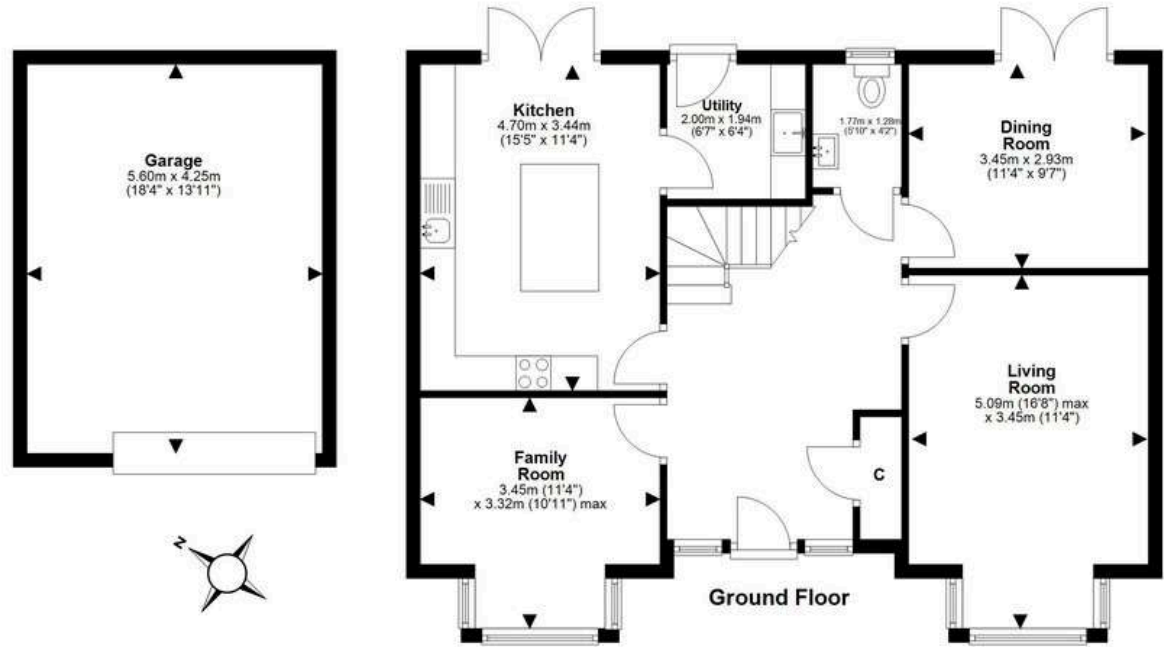
All blinds, fridge freezer, oven and hob included in sale. EPC Rating B. Council Tax Band G.



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.