



8 Gilmerton Dykes Terrace
GILMERTON | EDINBURGH | EH17 8LU


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Set on a quiet street in the heart of Gilmerton, moments from the Royal Infirmary, excellent amenities and quick transport links is this spacious end terraced house. Boasting a large back garden and front paved garden, pleasant outlooks, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright twin windowed lounge, a contemporary kitchen with attractive units and ample pantry storage cupboards and following upstairs the upper level enjoys two well-proportioned double bedrooms (one with built-in mirrored wardrobes) and the home is completed by a stylish shower room. Externally the extensive fully enclosed rear garden is mainly laid to lawn with a paved area ideal for entertaining.

- End terrace house in quiet, yet well-connected location
- large rear garden with paved area to the front
- Moments from the Royal Infirmary hospital
- Welcoming hallway
- Bright twin windowed lounge
- Contemporary kitchen
- Two ample sized double bedrooms
- Stylish shower room

EPC Rating D

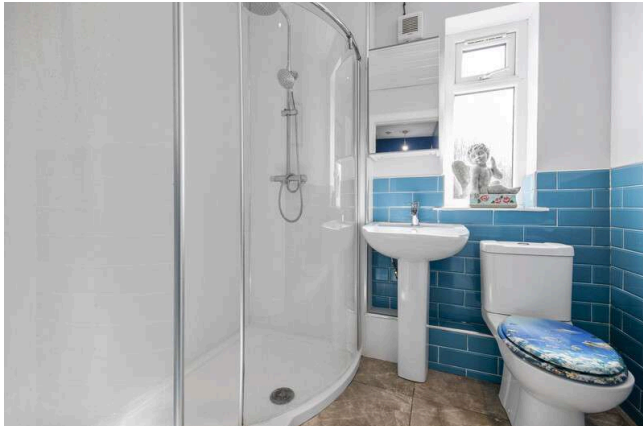
Extras include curtains, oven, fridge/freezer and washing machine.

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



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 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 hospital as it is conveniently close.





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.