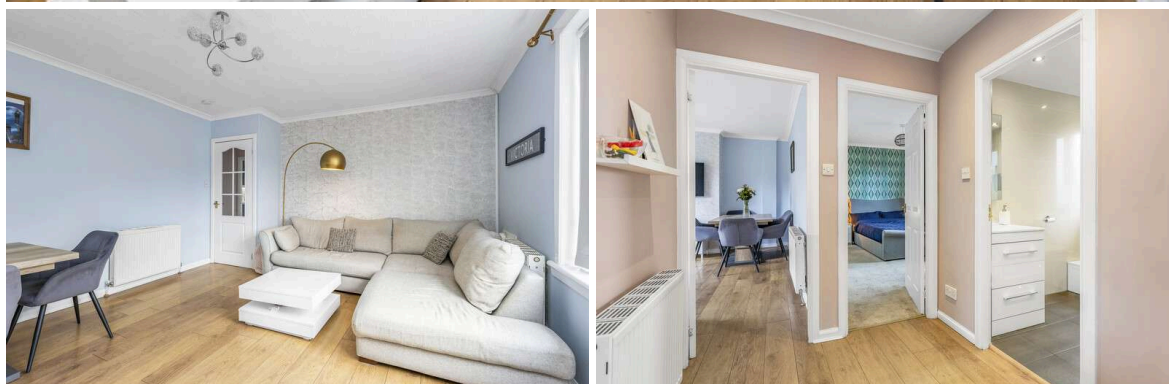
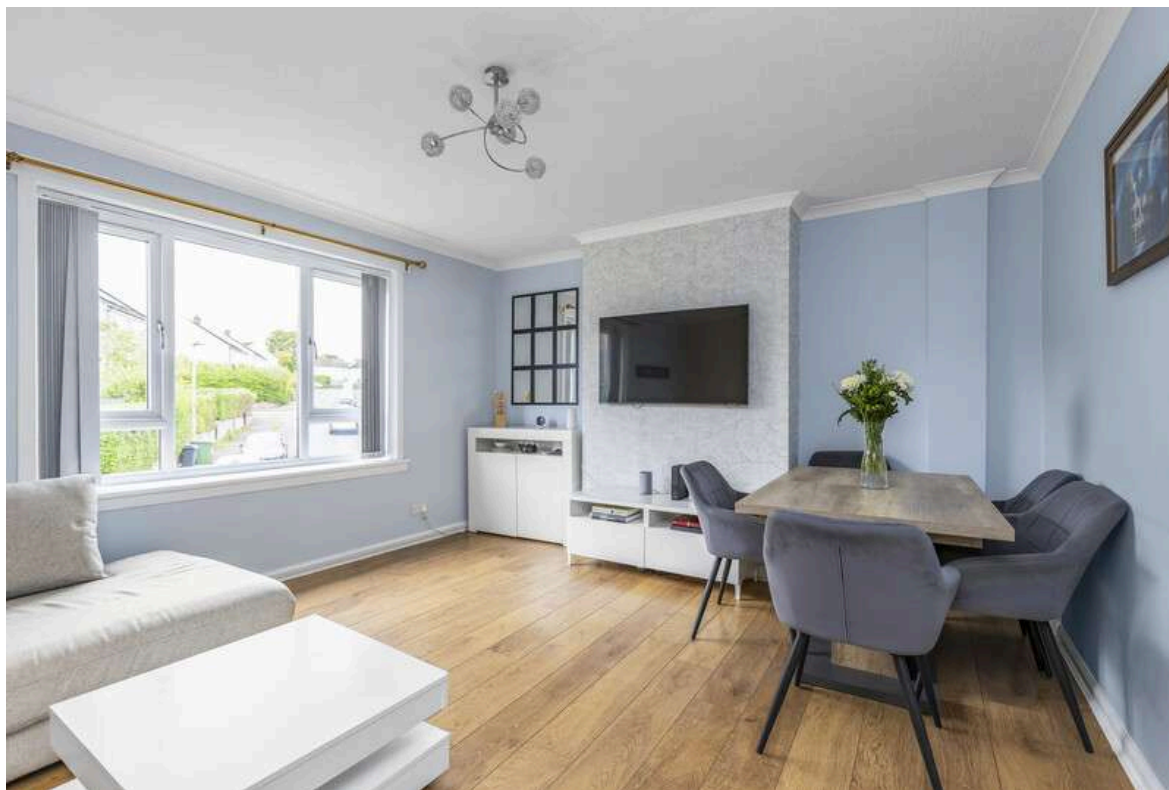




19 Gilmerton Dykes Avenue, Gilmerton  
GILMERTON | EDINBURGH | EH17 8ND

  
**warners**  
solicitors & estate agents





## 19 Gilmerton Dykes Avenue, Gilmerton

GILMERTON | EDINBURGH | EH17 8ND

Nestled in the desirable area of Gilmerton, this charming two-bedroom upper flat offers a delightful blend of traditional charm and modern convenience. As you enter, you're welcomed into a bright and spacious living room, elegantly decorated to create a warm and inviting atmosphere. Large windows fill the space with natural light, making it perfect for both relaxation and entertaining.

The separate kitchen boasts stylish blue units, providing a contemporary flair while maintaining functionality. It's an ideal space for culinary creativity, with ample storage and worktop space.

Both double bedrooms are tastefully styled, offering comfortable retreats with plenty of room for furnishings. The contemporary shower room features attractive neutral tiling, providing a sleek and refreshing space to unwind.

Externally, the property benefits from private garden grounds both at the front and rear, perfect for enjoying the outdoors. On-street parking is conveniently available right in front of the flat, making this home not just beautiful, but practical too. This upper flat is a fantastic opportunity for anyone looking to enjoy the vibrant lifestyle that Gilmerton has to offer. In brief the property comprises:

- Welcoming entryway with storage.
- Bright and spacious living room.
- Modern kitchen with attractive blue units.
- Two double bedrooms.
- Contemporary shower room with neutral tiling.
- Gas central heating and double glazing.
- Private gardens.
- On street parking.

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

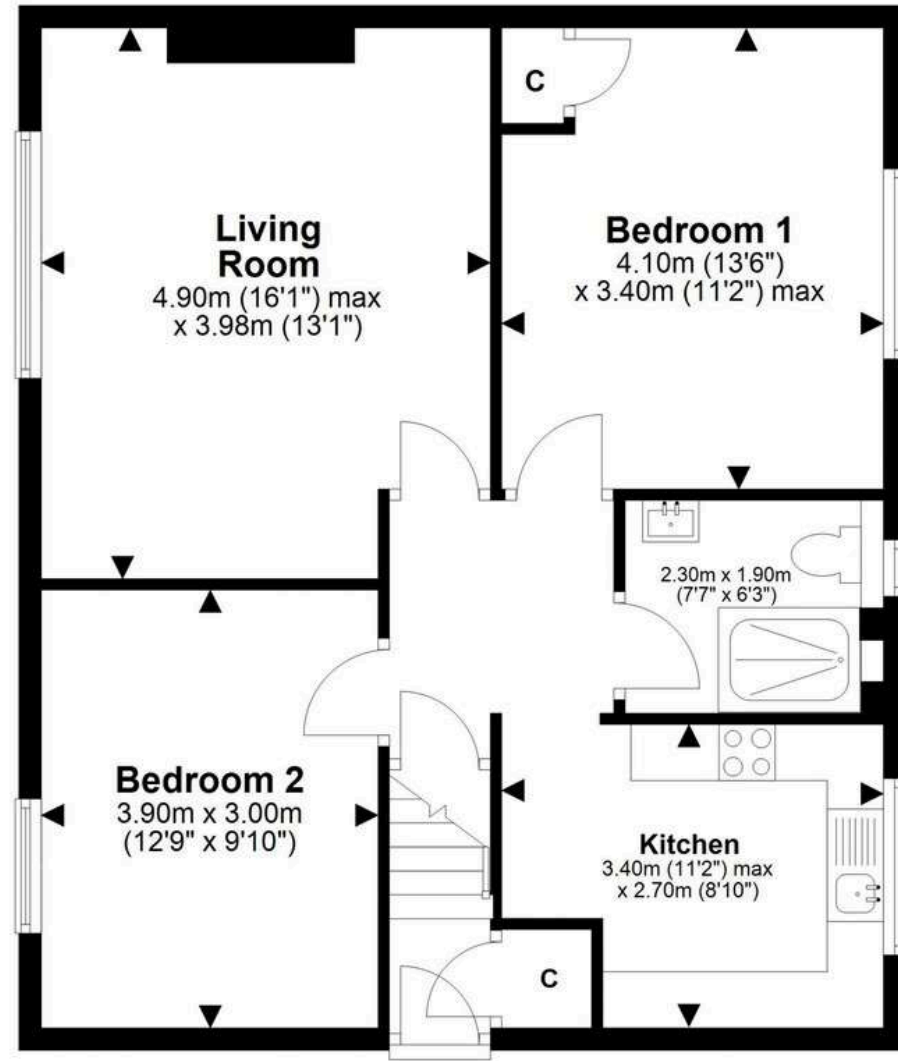


All integrated appliances will be included in the sale of the property along with the wardrobes. EPC:C

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.

